

**Roof alteration and addition of dormer window with a balcony**

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**6 EGLON MEWS  
LONDON  
NW1 8YS**

**Planning and Design and Access Statement in support of the application for the addition of a dormer with a balcony at:**

**6 Eglon Mews, London NW1 8YS**

24<sup>th</sup> October 2022

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PHOTOS

Included within this application

Location Plan		SV.00
Existing drawings:	Floor plans	SV.01
	Front elevation	SV.02
	Section A-A	SV.03
	Side elevation	SV.04
Approved drawings:	Floor plans	GA.01/B
	Front elevation	GA.02/B
	Section A-A	GA.03/B
	Side elevation	GA.04/C
Proposed drawing:	Floor plans	GA.101
	Front elevation	GA.102
	Section A-A	GA.03/C
	Side elevation	GA.04/D

## 1. Introduction

This document is in accordance with the requirement set down by the DCLG. The proposal is to replace the existing approved dormer with a dormer and balcony.

## 2. Site

This application relates to works at the existing 2<sup>nd</sup> floor level at 6 Eglon Mews. The site is parts of a group of properties within a secure courtyard accessed off Berkley Road. The building is not listed but sits within the Primrose Hill conservation area.

## 3. History

Other than the recent approval (ref 2021/3103/P) for the roof and dormer alterations the property has not been the recorded subject of any planning applications in respect of the upper parts.

## 4. The Proposal

As stated above the proposal is for a new dormer window and

balcony. The recent approval ref 2021/3103/P provides better proportioned bathroom and bedrooms on the second floor and a dormer window to the front. This application seeks to change the approved dormer and window to a dormer with glazed door and small balcony. This will provide an improved outlook and amenity space to the new front bedroom.

## **5. Design**

The approved roof is similar to the design of the mansard roofs to the adjoining properties at no's 7 & 8 Eglon Mews. Likewise, similar to the adjoining properties, the dormer is to be clad in lead and the balcony, which forms this application, is finished in hardwood timber slates.

## **6. Use**

There is no change in use, the property is to remain residential.

## **7. Layout**

The internal layout is not relevant to this application. The proposals are for the dormer and balcony to the front, similar in design to the adjoining properties. This provides a better outlook and with the balcony a small external space.

## **8. Scale**

The proposal dormer and balcony are similar to the adjoining properties at no's 7 & 8 Eglon Mews.

The balcony is at a similar level to the existing gutter and it coordinates well and is sympathetic to the existing projecting window bay at the 1<sup>st</sup> floor.

## **9. Landscaping**

N/A

## **10. Appearance**

As stated above, there will be little effect on the surrounding buildings. The proposed new balcony is similar to the balconies to the adjoining properties and it will provide a capping detail to the

existing 1<sup>st</sup> floor front brick bay.

**11. Vehicular access**

N/A

**12. Inclusive access**

N/A

**13. Waste and recycling**

N/A

**14. Conclusion**

The net improvement of function and appearance will positively contribute to the premises and the courtyard community.

Photographs. June 2021



5, 6 & 7 Eglon Mews



Existing balconies to no. 7 & 8 Eglon Mews





6 & 7 Eglon Mews



6 & 7 Eglon Mews





5, 6 & 7 Eglon Mews



5 & 6 Eglon Mews