



35a Chetwynd Road

Planning Statement
January 2023

Project Details



Client property address:

35a Chetwynd Road
Camden
London
NW5 1BX

Resi address:

6 Canterbury Crescent, SW9 7QE,
London Borough of Lambeth

Resi Contact:

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Introduction & context

Description of proposed works

Proposed first floor rear roof terrace, main dormer, floor plan redesign and all associated works at 35a Chetwynd Road.

Purpose of this document:

This document was prepared to show the neighbouring precedences regarding a rear loft dormer, and exemplify that the proposal is in-keeping the streetscape visuals in terms of scale and volume.

The proposed dormer was created in a purely practical and functional aim, to host the stairs to the loft, and it has not been increased in any way to serve other purposes.

Site Analysis

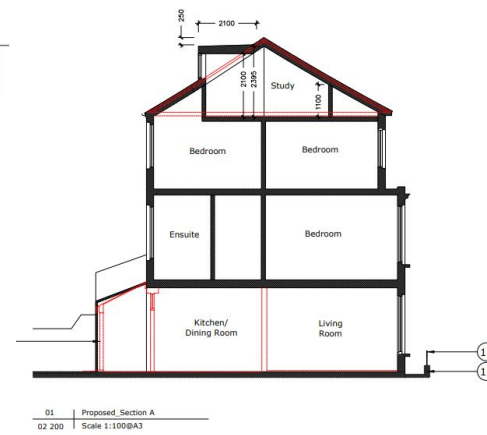
2.2 Existing Photographs



Front Elevation



Rear Elevation



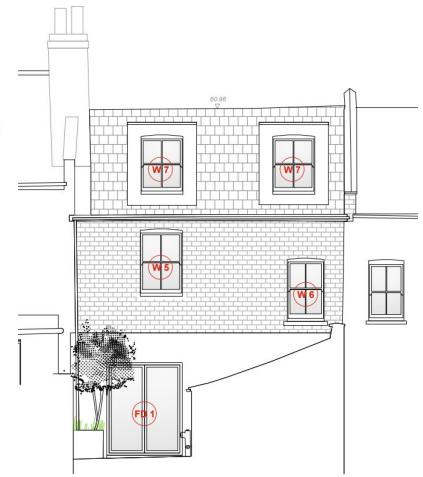
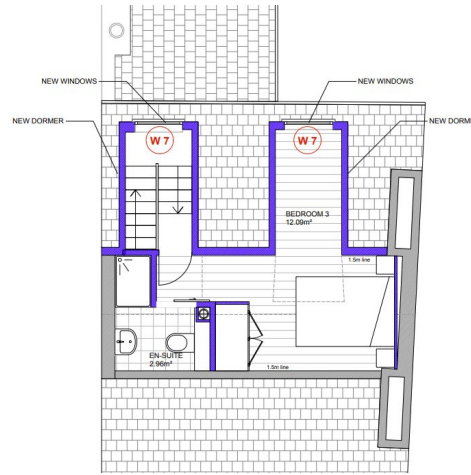
Site analysis

Local precedents

2019/1930/P - Granted - 2019

Erection of dormer window roof extensions to rear roof slope; replacement of front and rear fenestrations to match existing; installation of rear facing patio doors following removal of existing patio doors.

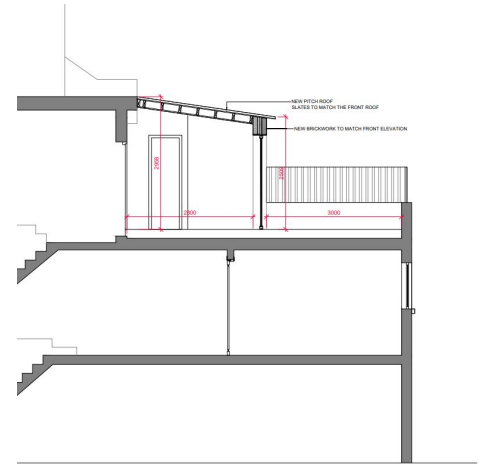
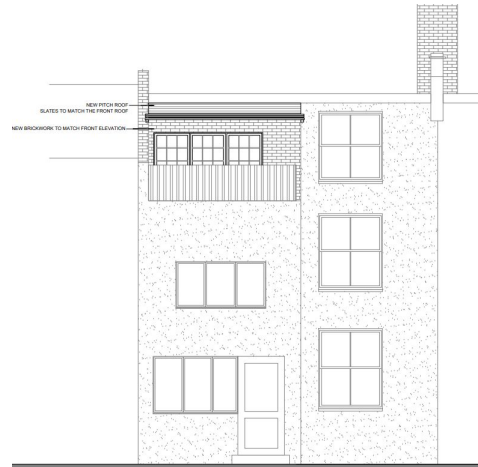
Flat 1st and 2nd Floor 65 Chetwynd Road



2015/2434/P - Granted - 2015

Erection of single storey second floor rear extension

75 Chetwynd Road



Site analysis

Local precedents



Site analysis

Local precedents

Client's property



Front + Rear dormer

Rear dormer

Our Conclusion

We believe the proposal fits in with the local context and causes no impact on the streetscape. The proposal utilises the existing property curtilage to its full potential without adverse effects to the neighbours or the area.

The proposal will be not be visible from the public realm, and will not have a detrimental effect on the conservation area or impact on the significance of it.

In terms of the scale and volume of the proposal, it is in-keeping with the neighbouring developments and, in certain cases, smaller than other dormers in the street. Additionally, it serves a purely functional purpose. We therefore believe this should be agreeable to the Council.