33 Priory Gardens
London
N6

Planning Design Statement
Section 73 Variation of Condtion Application

Date: March 2016



Document 1241/P/DOC.05

strange
associates

DESIGN STATEMENT

Description & Location

The proposal comprises the formation of a 4.0m deep rear single storey ground floor extension and creation of a new basement room and lightwell to the rear of a single family dwelling.

The property is a single family dwelling located on the south side of Priory Gardens in Highgate in the London Borough of Haringey.

The property is located in the Highgate Conservation Area.

The ground floor of the property is set approximately 4.5m above street level and the rear of the property comprises a steeply sloping garden extending some 22m from the rear wall of the dwelling. The property currently benefits from a side & rear single storey extension and roof dormer.



DESIGN STATEMENT

Planning History

HGY/2007/1736
August 2007: Grant permission
Conversion of hipped roof to gable & rear dormer.

HGY/2015/0648
March 2015: Withdrawn
Proposal for rear extension & formation of
basement room with front lightwell.

HGY/2015/1617
July 2015: Grant permission
Rear extension and new basement room with front
lightwell.

DESIGN STATEMENT

Planning Statement

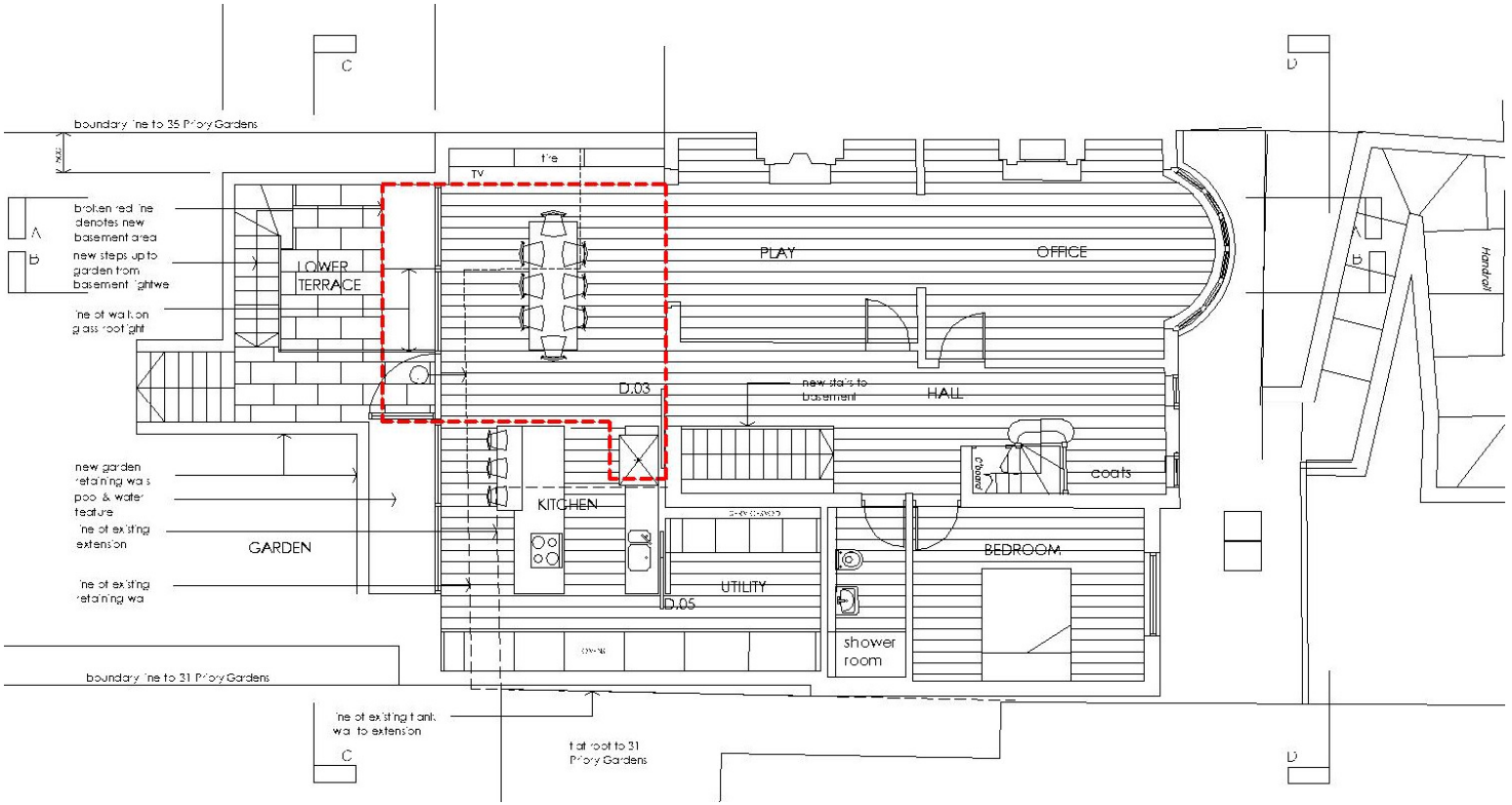
Further to granting of permission for a rear extension with basement room to side with front lightwell. Permission is sought for Minor Material Amendment to the approved application (HGY/2015/1617).

The proposed amendment is for the relocation of the basement element to the rear of the property with associated new lightwell to the rear.

DESIGN STATEMENT

Proposed Ground Floor Plan

The proposed ground floor rear extension will be single storey and extend 4.0m beyond the rear of the original dwelling with a new basement lightwell extending into the rear of the existing garden. Given existing levels the basement storey & associated lightwell will not create any loss of amenity or privacy to adjoining properties.



DESIGN STATEMENT

Access

The existing access to the main entrance of the property will not be affected.