

Flat 3, 7 Nelson Road London N8 9RX Planning Statement

Application Details	PP-11544692 Flat 3, 7 Nelson Road London N8 9RX
Date	13th September, 2022
Documents	Cil Questions, Ordnance Survey Plan, Drawings: L100, S100, S101, S300, S301, PL100, PL101, PL300, PL301, photographs (also see below)
Address	Flat 3, 7 Nelson Road London N8 9RX
Application Site	Flat 3, 7 Nelson Road London N8 9RX is the upper floor of an end of terrace divided into three flats situated on the west side of Nelson Road. The site is not located in a conservation area and is not a listed building.
Proposal	Rear roof dormer, front roof sloping windows and window replacements to front and rear elevation
Rear Dormer Design Considerations	Rear dormers have been added to properties in the area. The proposed matching tiled rear roof dormer extension would retain spacing of 1m from either side of the property's parapets and would be set above the eaves and below the ridge of the roof; It will appear subordinate to the rear roof slope. The three front sloping roof windows and the rear roof window would be proportionately sized to the roof slope sited high up so as not to appear prominent from the street. The rear roof window would provide much needed light into the hallway and assist with headroom when climbing into the roof space. We believe that the local character and visual amenity of the area will remain protected and that the proposal would not cause material loss of sunlight or daylight, or an overbearing appearance, to neighbouring properties, and flats below. There would be no material loss of privacy to neighbouring properties. Given the height of the building and the position of the flat on the second floor, the proposed front roof windows would be nearly entirely hidden from street view behind the two front gables.
Window Replacement Design Considerations	The two front and two rear elevation timber windows are proposed to be replaced with double glazed timber windows to match the existing fenestration details. The front elevation sash windows include decorative bars which will be preserved. The replacement of the windows in matching fenestration would enhance and improve the appearance of the building given the condition of the existing windows and the need to replace those to greatly improve energy efficiency.
Similar planning approved rear dormer proposal on Nelson Road (flat)	HGY/2018/0079 First Floor Flat B, 178 Nelson Road N8 9RN Formation of rear roof dormer extension and insertion of front roof lights (granted permission in 2018) HGY/2021/3407 Flat C 155 Nelson Road N8 9RR (Granted Permission for replacement dormer in 2021)
Similar planning approved windows replacement proposal on Nelson Road (flat)	HGY/2022/0486 Flat B, 148 Nelson Road N8 9RN (Granted Permission in 2022) Replacement of all existing windows at the front, side and rear of the property along with the rear garden door.



7 NELSON ROAD FRONT VIEW



7 NELSON ROAD REAR VIEW