

# **Nicholas Court, 166 Burnt Ash Hill SE12 0JD**

**Application No. DC/23/30851**

This presentation forms no part of a planning application  
and is for information only.

**Application for Prior Approval under  
Schedule 2, Part 20, Class A of the  
Town and Country Planning (General  
Permitted Development) Order 2015  
(as amended) for the construction of  
an additional storey to provide 5 self-  
contained flats at Nicholas Court, 166  
Burnt Ash Hill, SE12**



**Site Location Plan**

# Aerial View



# Existing Site Streetview

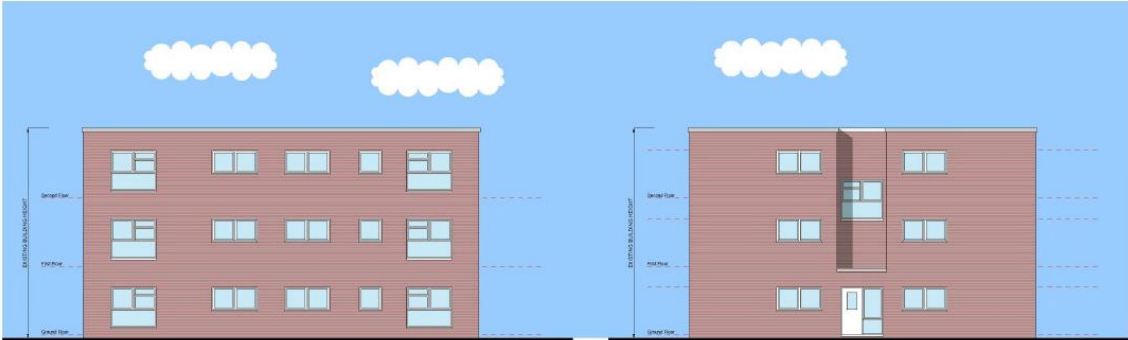


# Existing Elevations



EXISTING FLANK ELEVATION (SOUTH)

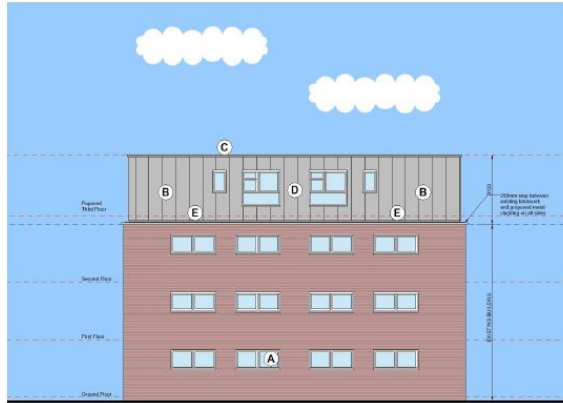
EXISTING FRONT ELEVATION (EAST)  
as viewed from Burnt Ash Hill



EXISTING REAR ELEVATION (WEST)  
as viewed from the Car Park

EXISTING FLANK ELEVATION (NORTH)

# Proposed Elevations



**PROPOSED FLANK ELEVATION (SOUTH)**

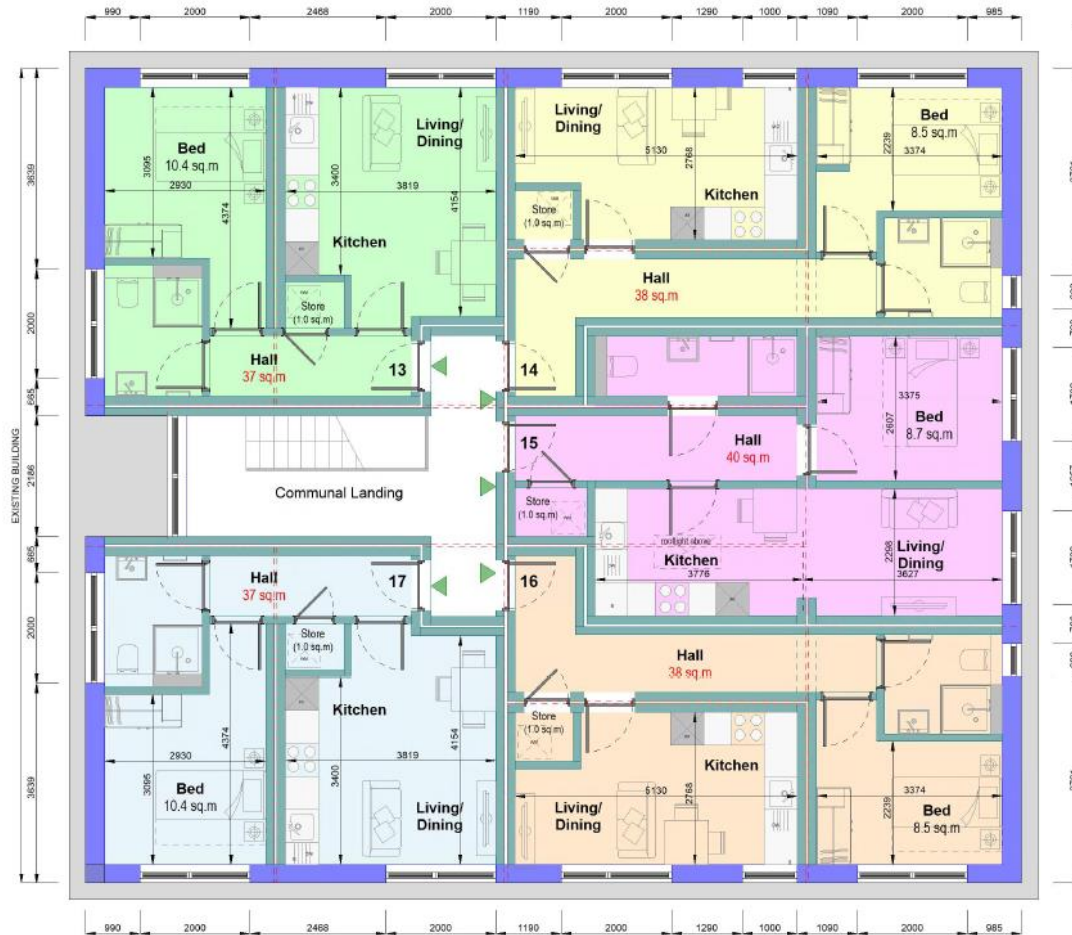


**PROPOSED FRONT ELEVATION (EAST)  
viewed from Burnt Ash Hill**

- (A) EXISTING FACING BRICK
- (B) PROPOSED LIGHT WEIGHT METAL CLADDING (ZINC) WITH VERTICAL SEAM (RAL 7011) - FURTHER CHOICES PROVIDED ON CMD-P037-TP027
- (C) SINGLE PLY MEMBRANE TO NEW ROOF FINISH
- (D) UPVC DOUBLE GLAZED WINDOWS TO MATCH EXISTING PATTERN (TO MATCH CLADDING COLOUR)
- (E) PRESSED ALUMINIUM FLASHING BETWEEN NEW CLADDING AND BRICKWORK (TO MATCH CLADDING COLOUR)



# Proposed Additional Floor Plan

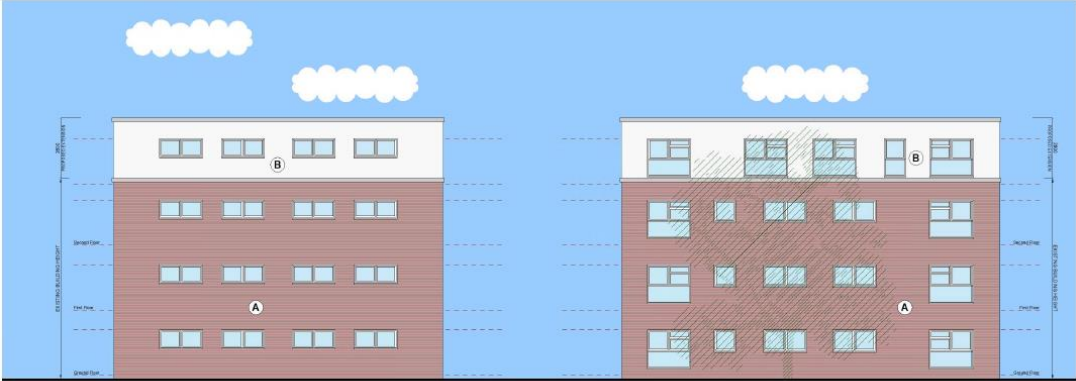




# Prior approval conditions

- **Transport and highways impact**
- **Air traffic and defence asset impact**
- **Contamination risks**
- **Flooding risks**
- **External appearance of the building**
- **Provision of internal natural light to habitable rooms**
- **Impact on neighbouring amenity**
- **Impact on protected views**
- **Fire safety where the building is over 18m in height**

# Previously Refused Scheme



PROPOSED FLANK ELEVATION (SOUTH)

PROPOSED FRONT ELEVATION (EAST)  
as viewed from Burnt Ash Hill



PROPOSED REAR ELEVATION (WEST)  
as viewed from the Car Park

PROPOSED FLANK ELEVATION (NORTH)