

PLANNING STATEMENT:
Full Planning Application

Re: Conversion and extension of an existing roof space into a semi-mansard roof accommodation with rear dormer, to existing upper floor apartment in terraced property.

Prepared for: Isabel Hernandez Halton
Site Address: 106B Gaisford Street, London, NW5 2EH.
Date: May 2023

Planning Statement

Application Details

Applicant: Isabel Hernandez Halton

Agent: William Tozer Associates Ltd.

Local Planning Authority: London Borough of Camden

Project: Conversion and extension of an existing London valley / butterfly roof space into a semi-mansard roof accommodation with rear dormer to existing upper floor apartment.

Site Address: 106B Gaisford Street, London, NW5 2EH.

Conservation Area: Bartholomew Estate conservation area of Camden.

1.0 Preface:

This document sets out the proposed works to a three-storey apartment at 106B Gaisford Street, NW5 2EH, which entails the conversion and extension of an existing hipped London valley / Butterfly roof space into a semi-mansard roof accommodation with rear dormer to an existing upper floor apartment. The freehold to the Victorian townhouse property is owned by Camden Council, who have tenants to the apartment on the ground and lower ground floors. No. 106B, the application site, encompasses the rear closet wing at upper ground / first floor level, and the main floors at first and second floor level, along with the roof space (to be converted and extended to create a third floor). The proposed works look to modernise the existing property and allow for flexible living and working-from-home space for the needs of the family. In addition, a roof terrace is proposed to the new mansard roof, to provide vital outdoor amenity space for the dwelling.

2.0 Neighbouring Area:



Fig.01 existing front elevations of 106B Gaisford Street



Fig.02 existing rear view of closet wing from window at stair landing

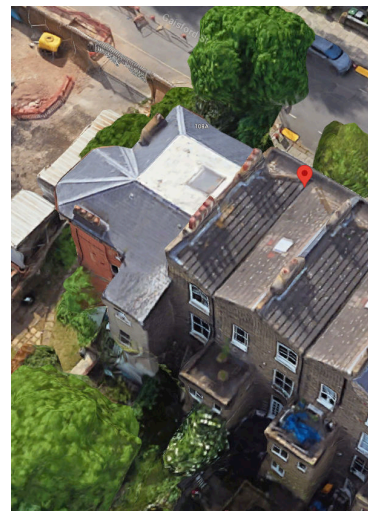


Fig.03 existing bird eye rear view of 106B Gaisford Street

The satellite image (Fig. 04) marks 106B Gaisford Street in relation to its immediate context and neighbouring properties. It should be noted that there are several precedents for roof alterations on the neighbouring properties. There will be minimal visual implications - with the extension only being visible from the immediate surroundings to the rear. The roof extension will be concealed from view from the front of the property, by extending the sloping hip behind the tall front parapet wall, and therefore have minimal impact on the character of the conservation area. The property's rear aspect is towards the railway line, and the house is next but one to the end of terrace: the last house being of significantly different form, further making the proposed alterations to the roof of No. 106B inconspicuous. The terrace is on a hill, with the window, cornice and roof lines stepping up towards the east; the proposed alterations to the side parapet walls and chimney stacks, partially raising these to accommodate the new extension, will be in keeping with this transition.



Fig.04 (above) showing a satellite view of street. The application site (106B Gaisford Street) is shown in context of neighbouring properties. It can be seen that the neighbouring property to the right has undergone development.

3.0 Design, Scale, Character and Appearance

The general principle for the design has been to maintain the integrity of the host property and its period features, whilst adding a subtle, modern addition that will provide the occupants with much-needed additional space, and access to natural light in a sympathetic way. The dormer extension will allow them to gain some much needed accommodation, sanitary facilities and storage, and provide more flexible living for working from home and entertaining, more critical since the Covid-19 pandemic.

The scale and proportions of the proposed works are in keeping with the host property and is sensitive to the neighbouring context. The height of the proposed semi-mansard roof conforms to the prevailing heights in the vicinity and will be clad in lead and tiles to match the existing roof - this will help the extension to blend with and reinforce the existing appearance and character of the area. The existing butterfly roof has a hipped portion to the front slope, which will be extended at the same angle to create accommodation to the rear of the property. In this way, the development will be concealed from the immediate streetscape, and a subtle dormer addition added to the rear. The valley form of the existing roof at the rear elevation will be retained in part, for consistency with the adjoining terrace.

The development complies with the broad requirement for high quality design that enhances the appearance of the existing house and preserves the character of this and the neighbouring properties along with the surrounding area. The design draws upon previous works that William Tozer Associates have completed and upon a considered assessment of the existing building and streetscape.

4.0 Materials

The extension has been developed with close consideration of its immediate context to ensure that the design displays a sensitivity to the character of the host property. The proposed dormer extension will be clad in lead to complement the existing roof and traditional form of mansard and dormer extensions, and is therefore sympathetic to and in keeping with the host property and the houses in the area. This ensures that the extension will be harmonious with the existing context.

5.0 Access

The proposed works will not alter the existing use of the property, affect pedestrian access or reduce disabled access. Existing transport links remain unchanged.

6.0 Sustainability

In line with planning policies adopted by Camden Borough council, the construction of the project will be carefully considered so that the proposals are mindful of the environment. New walls will be insulated, and all new glazing will be double-glazed and thermally broken. Additionally, energy efficient materials and construction will be employed to improve the thermal performance of the property. Constructed on the existing footprint of the property — on an existing roof — the works will have no impact on the biodiversity of the site.

7.0 Adherence to Policy Documents

Full consideration has been given to the relevant policies and as such the proposals are in accordance with the National Planning Policy Framework; Residential Design Guidance (SPD) 2013, Sustainable Design and Construction (SPD) 2013, (CS14) London Borough of Camden Local Development Framework Core Strategy (DP24), (DP25) London Borough of Camden Local Development Framework Development Policies and Hampstead Conservation Area appraisal and management strategy. The guidance for these policies support alterations to properties but require that such alterations respect the existing character and appearance of the building. The proposals adhere to the broad requirement of many of these policies to introduce a piece of high-quality architecture, with good levels of light, privacy, coherency, and positive visual impact. Adequate access amenity is retained to the residents as well as the neighbouring properties. The materials proposed are of high quality and will respectfully complement the existing building fabric. As such the proposal contributes positively to the local area.

The NPPF requires a positive and proactive approach to development proposals focusing on solutions, and it is hoped that the council engages with the applicant / agent negotiating with the applicant / agent where necessary, during the application process.

8.0 Conclusion

The proposal for 106B Gaisford Street, London has been carefully considered to create a design that is of high quality. The size, position, design and appearance of the scheme have been carefully considered both in terms of design and materials and proposes a sympathetic addition to the host property that will enhance the appearance and character of the surrounding area without detriment to the neighbouring properties. For these reasons we strongly feel the proposal should be granted consent.