

## **COVERING LETTER**

65 GLOUCESTER CRECENT  
LONDON NW1 7EG

**Prepared by**

**BRIAN O'REILLY ARCHITECTS**  
The Studio, 31 Oval Road London NW1 7EA  
T 020 7267 118

Dear Planning,

Please find uploaded planning application for number 65 Gloucester Crescent.

We have been approached by our clients who are residents at number 65 after an unsuccessful previous application by another architect.

We are local conservation registered architects based in Camden Town with experience of conservation and listed buildings. We are familiar with Gloucester Crescent and have carried out work in several houses in the street.

We have considered the clients requirements and examined the previous application and reasons for refusal including officers report.

On that basis, we are proposing a more simplified and sensitive design. The proposal will have a greatly reduced impact on the house.

Our proposal is to insert a two storey infill glazed extension and renovate the existing lower ground floor including kitchen.

This application in comparison to the previous achieves the following:

1. The kitchen is retained at lower ground floor- **the previous application proposed the kitchen at Ground floor level**
2. The existing original arrangement is maintained at ground floor level- **the previous application proposed alterations.**
3. The rear sash window is retained at Ground level- **the previous application proposed removal of the sash window.**
4. The side wall of the rear room is opened only wide enough to allow a door access to the new extension mezzanine- **the previous application included fully opening up the side wall of the closet and rear wall of the house.**
5. The floor plate of the infill extension is reduced by half to provide a sense of light and space and enjoy the appearance of the rear elevation without interruption. **The previous application had a full floor infill at ground level**
6. The rear infill extension is a simplified form in glass and steel without any protrusions or external access at ground level- **The previous application proposed a staircase and balcony from ground floor to the back garden**
7. This application proposes an area of living roof on the infill extension to provide solar protection and a sustainable element towards biodiversity and reduce light omission- **The previous application was a glass roof.**