

Camden Council Planning Department
Town Hall Extension
Argyle Street, London
WC1H 8NJ

Date: 28.10.13

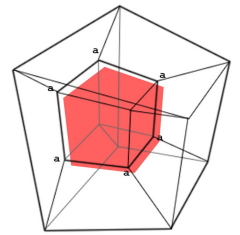
To Whom It May Concern,

Re: Planning application for Changes to a Single House or Flat at 56a Gaisford Street, NW5 2EH, London

Following favourable pre-application advice (reference 2013/6359/PRE) received on 17 October 2013 for a rear balcony at 56a Gaisford Street, we are now supplying documentation sufficient for full planning permission.

Information and drawings were submitted online through the planning portal website.

Yours Sincerely,
James Irvine of Archijam Limited on behalf of Nick and Diane Smyth



Documents Considered in Design Process

- Camden Planning Guidance 2013 CPG1 Design, notably sections on balconies clauses 5.23 and 5.24
- Bartholomew Estate Conservation Area Statement 27
- Camden Unitary Development Plan

Pre-application advice was sought and supplied by Camden Council:

- Favourable Preplanning advice obtained from Camden Council 17.10.13 ref: 2013/6359/PRE by David Peres Da Costa

The Proposed Scheme

The existing flat at 56a Gaisford Street is the two storey ground and first floor unit of a four storey dwelling.

It is our intention to provide a Victorian style balcony and stair to the rear of the property from first floor level to access the rear garden. The current access is through a long hallway from the ground floor, which is not sufficient for modern living and does not provide adequate access the rear garden amenity. Additional access will be provided from the ground floor bedroom to the garden.

The balcony is designed from cast iron parts used originally in the design for Victorian terrace houses. The stair and landing plates have an ornate pattern and allow half of the light through to the lower bedroom.

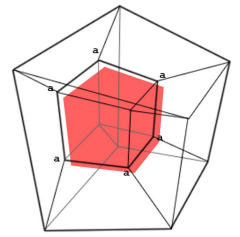
To provide access from the house, the existing sash windows are to be cut at their base to allow insertion of new timber french doors at both ground and first floor levels. The existing window widths are retained included the brick arches above. The current door on the west return is to be bricked up and filled to match the existing painted brick substrate.

Privacy for both the neighbours and the tenants will be provided by installing an ornate Victorian style screen. The screen will be planted at the base with a climbing plant suitable for north facing elevations. At balcony level, planting boxes will be installed to allow hedging or planting in the mean time, providing an immediate layer of privacy.

New vents for bathrooms will also be installed on the external north facing wall in order to meet ventilation requirements of the Building Regulations. In addition to this, three rear Crittal windows will also be upgraded to timber windows to match the street side elevation.

Conservation Area Rules

The following rules and regulations have been considered in the design of the scheme. References are made to drawings for clarity:



- Rear extensions and generally permitted depending on height and volume.
- Rear extensions should be no more than 1 storey in height and half width, suitability will be based on the effect on neighbouring properties and the conservation area (*refer AJ50-02 Balcony Elevations*)
- Rear extensions should be as unobtrusive as possible and should not affect the character of the conservation area (*refer AJ50-02 Proposed North Elevation*)
- Extensions should be in harmony with original building and historic patterns of extensions of the terrace of buildings (*refer AJ00-02 Neighbourhood Study*)
- Extensions will not be acceptable where it:
 - spoils the form of rear elevations (*refer AJ50-01 Balcony Plans*)
 - encroaches into the rear garden space (*refer AJ50-01 Balcony Plans*)
 - harms the public views of rear garden spaces (*refer AJ50-01 Balcony Plans*)

Planning Regulations

(Assuming planning policy for a rear extension apply)

- Any extensions do not exceed 50% of the total land area (*refer AJ50-01 Balcony Plans*)
- Materials used in the extension should match the existing fabric of the building (*refer AJ50-02 Balcony Elevations*)
- If building within 2m of the boundary, eaves height should be no more than 3m and ridge no more than 4m (*refer AJ50-03 Balcony Section*)
- Do not extend beyond the existing rear of the house more than 3m (*refer AJ50-01 Balcony Plans*)

Precedent Design Schemes

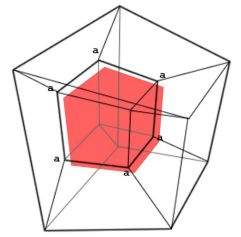
Similar proposals have been allowed at other properties in the street as below:

At 60A Gaisford Street, planning permission (ref: 2006/1908/P) was granted on 10/07/2006 for the erection of a rear ground floor balcony with new external door and stairs to lower maisonette.

104A Gaisford Street, planning permission (ref: 2012/3817/P) was granted on 20/03/2013 for the erection of balcony and railings at rear raised ground floor level with associated access stairs.

Design Outcome

Overall the scheme designed is a sensible addition to the property and in keeping with the materials and ethos of the conservation area. The balcony adheres to the rules and regulations set out in the conservation and planning guidance and with Camden design guidance CPG1 Design clauses 5.23 and 5.24.



Overall, the addition of privacy screens mitigates the current overlooking situation and the scheme has no effect on light to the neighbouring properties as the area is north facing and the height of the four storey terrace behind casts shadows on all of the rear gardens at all times of the year.

This balcony in addition to the improvements intended for the interiors will make a positive addition to the property, and increase the use of the rear garden amenity and will blend suitably with the north elevation of the surrounding terraces.