

Design, Planning and Access Statement

73 Plender Street (former Parrs Head Public House), London NW1 0LB

Proposals for (i) the reduction of the setback between the parapet wall and the mansard roof slope on Plender Street and Bayham Place elevations, (ii) the rearrangement of the internal layout in response to the reduced setback proposed under (i); and (iii) the addition of 2 new dormer windows on Plender Street and Bayham Place elevations as amendments to planning permission dated 05/03/2012, ref.2012/0989/P.

Project title	Job title	Document title	Date	Editor	Reference	Revision
73 Plender Street London NW1 0LB	Amendments to existing planning consent	Design, Planning and Access Statement	07.08.12	GC	Plender/73 /MA/DAP	-

1. Introduction

- 1.1 This full planning application is for amendments to an existing planning consent (2012/0989/P) which in itself relates to an earlier planning application (2011/2886/P). See table for more details on previously approved developments.

Previously approved developments (relevant cases only)	
2011/2886/P	Change of use and works of conversion of public house (Class A4) to five self contained flats [1 x 1 bedroom, 1 x 3 bedroom & 3 x 2 bedroom] (Class C3) including erection of mansard roof extension plus dormer windows; new rooflights at first floor level rear and creation of new lightwell comprising glazed blocks plus metal grille enclosure at ground floor level at Bayham Place frontage.
2012/0989/P	Erection of extension at rear first, second and third floor levels south east corner to party wall; formation of new Studio self-contained flat, new timber framed glazed windows at ground floor level, including excavation of internal light well at the rear basement and ground floor levels, installation of balconies at rear as amendment to planning permission dated 29/11/2011, ref.2011/2886/P [Change of use and works of conversion of public house (Class A4) to five self contained flats [1 x 1 bedroom, 1 x 3 bedroom & 3 x 2 bedroom] (Class C3) including erection of mansard roof extension plus dormer windows; new rooflights at first floor level rear and creation of new lightwell comprising glazed blocks plus metal grille enclosure at ground floor level at Bayham Place frontage].
Case ref. to be confirmed (2012)*	Minor, non-material amendment for (i) the reduction of the setback between the parapet wall and the mansard roof slope on Plender Street and Bayham Place elevations and (ii) the rearrangement of the internal layout in response to the reduced setback proposed under (i).
*Submitted 13/08/2012. Not determined at time of writing.	

- 1.2 The proposed amendments are for (i) the reduction of the setback between the parapet wall and the mansard roof slope on Plender Street and Bayham Place elevations, (ii) the rearrangement of the internal layout in response to the reduced setback proposed under (i); and (iii) the addition of 2 new dormer windows on Plender Street and Bayham Place elevations as amendments to planning permission dated 05/03/2012, ref.2012/0989/P.
- 1.3 This statement should be read in conjunction with drawings no. *Plender/73/Dormers/1 ("Elevations and sections")* and *Plender/73/Dormers/2 ("Floor plans")* as well as the pre-application correspondence available in the annexe of this document.

- 1.4 The proposals described under (i) and (ii) in paragraph 1.2 are considered minor, non-material amendments (see pre-application advice) and have already been submitted under a separate application for minor, non-material amendment. The latter was submitted to LB Camden on 13/08/2012.
- 1.5 Proposals (i) and (ii) have nevertheless been re-included in the current full planning application as they directly relate to proposal (iii), i.e. "the addition of 2 new dormer windows on Plender Street and Bayham Place". Proposal (iii) in return depends on the approval of proposals (i) and (ii).
- 1.6 A further reason for the re-inclusion of proposals (i) and (ii) into this current application is in case they are considered material considerations and therefore require full planning permission. In such an event the "supporting statement" that accompanied the separate application for minor, non-material amendment (document reference *Plender/73/MA/Statement*) should be read in conjunction with this current statement. A copy of *Plender/73/MA/Statement* is included with this current application.
- 1.7 All drawings submitted under the separate application for minor, non-material amendment have been incorporated into the current set of drawings.

2. Pre-application advice

- 2.1 The applicant has sought pre-application advice with Hugh Miller (case officer on 2012/0989/P and 2011/2886/P) and Amy Spurdle (duty planning officer). See annex for a copies of pre-application emails.
- 2.2 Hugh Miller was consulted on the proposed reduction of the setback between mansard roof slope and parapet wall in light of the underestimated parapet wall. It was recommended that the applicant should apply for a minor, non-material amendment.
- 2.3 The proposed setback was also discussed at the duty planning meeting on 31 July 2012 with Amy Spurdle, who reconfirmed that an application for minor, non-material amendment is the most suitable way forward. In addition, no issues were foreseen with the internal rearrangements (including the addition of a clearly labelled study room).
- 2.4 The prospect of adding two additional dormer windows to the top floor was also discussed and considered as acceptable in principle. However, due to the nature of these changes it was concluded that an application for minor material amendment or a full planning application would be the most suitable route for the additional dormer windows.
- 2.5 On the topic of additional dormer windows on the Bayham Place elevation, the Council was presented with two options. The first option aligned two new dormer windows above the existing two blanked-out (dummy) windows below. The second option saw a single dormer window centrally aligned above the two dummy windows below. The Council's preference was for the second option, which has therefore been incorporated into the current application.
- 2.6 The Council was satisfied with the proposed additional dormer window on the Plender Street elevation subject to both dormer windows being centrally aligned above the gaps between the three windows below.

3. Detailed proposals

Details about (i) the proposed setback between parapet wall and the mansard roof slope on Plender Street and Bayham Place elevations and (ii) the rearrangement of the internal layout in response to the reduced setback proposed under (i) will not be discussed in this section as they have already been extensively discussed in the supporting statement submitted as part of the separate application for minor, non-material amendment. A copy of the latter statement is included with the current application.

- 3.1 Daylight simulations suggest that the top floor flat (as approved) will receive comparatively little daylight and offer poor outlook, in particular from inside the living room area which as it stands contains only one single dormer window.
- 3.2 We therefore hope to make most of the reduced setback between parapet wall and the mansard roof slope by proposing two new, carefully aligned dormer windows on the Bayham Place and Plender Street elevations.
- 3.3 In absence of the mansard roof slope setback, a more consistent fenestration pattern is possible, improving the overall appearance (in particular from higher or far-off vantage points) whilst continuing to respect the historic character and fenestration form of the host building.
- 3.4 On the Plender Street elevation, we propose two centrally-aligned dormer windows subordinate in number and size to the existing fenestration of the host building, as shown below:



- 3.5 On the Bayham Place elevation, we propose a new dormer window that is centrally stacked above the two existing blanked-out (dummy windows) below. This constellation ensures more or less equal gaps between each dormer window, as shown below:



- 3.6 The proposed two additional dormer windows will be of similar size and material as the approved dormer windows. Their height, position, size and addition to an established fenestration pattern ensure that any overlooking / privacy issues are prevented. Overlooking of private amenity space is furthermore minimized by adding both windows close to the T-junction between Bayham Place and Plender Street.

4. Conclusions

- 4.1 The proposals are for the addition of 2 new dormer windows (in total) on Plender Street and Bayham Place elevations as amendments to planning permission dated 05/03/2012, ref.2012/0989/P.
- 4.2 The application also includes proposals for (i) the reduction of the setback between the parapet wall and the mansard roof slope on Plender Street and Bayham Place elevations, (ii) the rearrangement of the internal layout in response to the reduced setback proposed under (i). These proposals have also been submitted under a separate application for determination as a minor, non-material amendment but have been re-included into this current application in case such amendments are considered material considerations.
- 4.3 The proposals will enhance the appearance of the building and drastically improve the living arrangements for occupiers of the top floor residential unit.
- 4.4 The proposals benefit from extensive pre-application advice from both the case officer of the affected planning consent and the duty planning officer.

Annex I: Pre-application advice from Amy Spurdle

RE: 73 Plender Street

From: **Planning** (Planning@camden.gov.uk)

Sent: 07 August 2012 10:31:26

To: 'Glen Christen' (glenchristen@hotmail.com)

Cc: Ganesh Verlautham (ganeshv@hotmail.co.uk); Mark Blooman (B2) (mb@b2surveyors.co.uk)

Dear Glen,

My sincere apologies for the delay in getting back to you.

In my view there is unlikely to be any issues with adding a second dormer window to the Plender Street side.

Provided that the two bedrooms meet our residential development standards I cannot foresee any issues with creating a study, provided that you clearly label the room as a study on the plans and advertise the unit correctly.

Thanks

Kind regards

Amy Spurdle

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control section or to the Council's formal decision.

From: Glen Christen [mailto:glenchristen@hotmail.com]

Sent: 02 August 2012 14:28

To: Spurdle, Amy; Enquiry Desk Inbox

Cc: Ganesh Verlautham; Mark Blooman (B2)

Subject: 73 Plender Street

Dear Amy,

Thank you for the pre-planning advice given to us last Tuesday and for consulting with Hugh Miller beforehand. It has proven very helpful.

Have you been able to run the remaining questions past Hugh Miller yet?

I believe these were in regards to the two dormer windows on the Plender Street elevation and the modified internal layout on the top floor (inclusion of study room).

Kind regards,

Glen Christen

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LB Camden

Duty Planning Meeting

Tuesday 31 July 2012 10:30 AM

Site: 73 Plender Street (former Parrs Head Public House)

Previously approved developments:

2011/2886/P	Change of use and works of conversion of public house (Class A4) to five self contained flats [1 x 1 bedroom, 1 x 3 bedroom & 3 x 2 bedroom] (Class C3) including erection of mansard roof extension plus dormer windows; new rooflights at first floor level rear and creation of new lightwell comprising glazed blocks plus metal grille enclosure at ground floor level at Bayham Place frontage.
2012/0989/P	Erection of extension at rear first, second and third floor levels south east corner to party wall; formation of new Studio self-contained flat, new timber framed glazed windows at ground floor level, including excavation of internal light well at the rear basement and ground floor levels, installation of balconies at rear as amendment to planning permission dated 29/11/2011, ref.2011/2886/P [Change of use and works of conversion of public house (Class A4) to five self contained flats [1 x 1 bedroom, 1 x 3 bedroom & 3 x 2 bedroom] (Class C3) including erection of mansard roof extension plus dormer windows; new rooflights at first floor level rear and creation of new lightwell comprising glazed blocks plus metal grille enclosure at ground floor level at Bayham Place frontage].

Proposed development to be discussed at meeting:

Revisions to approved planning application 2011/2886/P, including:

- Reduction of setback between parapet wall and roof slope (document part 2)
- Inclusion of additional top-floor window openings to Plender St and Bayham Place elevations (document part 3)
- Modifications to style/type of window openings on top floor (document part 4)
- Rearrangement of internal layout as a result of reduced setback (document part 5)

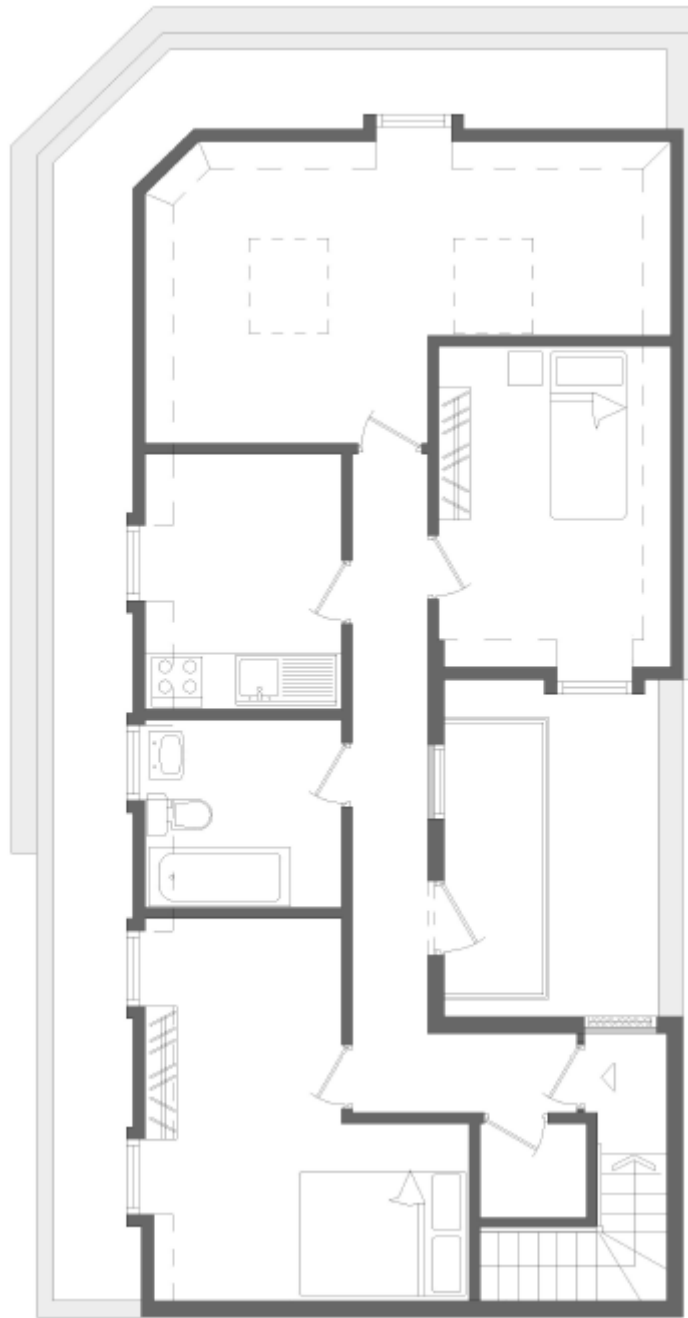
Part 1: Previously approved elevation drawings and plans



Bayham Place elevation



Plender Street elevation



Previously approved floor plan

Part 2: Proposed revision

Reduction of setback between parapet wall and roof slope

Preliminary comments:

The approved plans included the addition of a mansard roof, set back by around 0.75 m from the parapet wall to minimize views to it from street level.

Unfortunately, it appears that the original applicant made a mistake when it came to the elevation drawings. On these drawings, it appears that the height of the parapet wall was underestimated. In reality, the parapet wall is in most places at least 0.5m higher than shown on previous drawings, hence obscuring most of the proposed mansard roof.

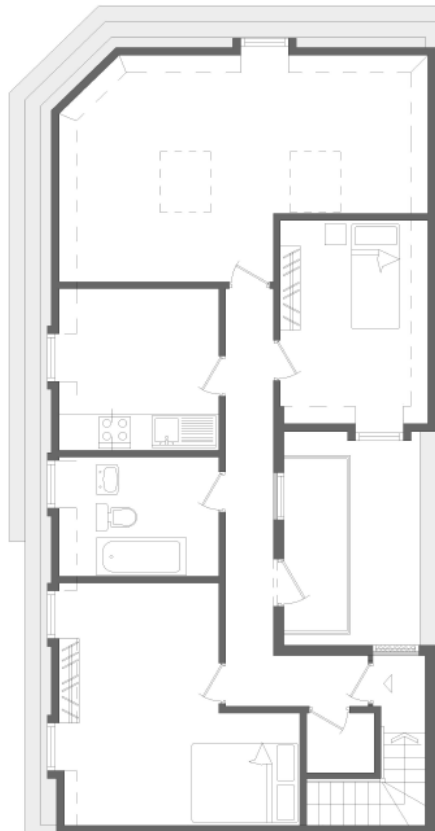
As a result of these discrepancies, we would like to reduce the setback from 0.75 m to around 0.2 m as shown on the following drawings. We will also need to slightly lift the dormer windows in order to allow enough light to penetrate into the flat.



Revised Bayham Place elevation, showing actual parapet (made good in parts) and reduced setback



Revised Plender Street elevation, showing actual parapet (made good in parts) and reduced setback



Revised top floor plan showing reduced setback

Our sight line calculation suggests that, just as with the approved application, only the very top of the mansard roof /dormers will be visible from street level, even without the setback. In fact the increased parapet wall makes up for the reduced setback in a way that these proposed changes will not affect views from the public realm.



Sight line calculation, showing no visible changes from street level

Conclusions:

The reasoning behind the 1m setback was to hide the mansard roof from street level as much as possible (albeit not completely, see original officer's report). Given that the parapet will in reality obscure most of the mansard roof we believe that there is no longer a need for a setback.

By reducing the unnecessary setback the size of the top floor residential unit can be increased by around 10m², thus vastly improving the amenity for the future occupiers.

We have previously spoken to Hugh Miller (case officer) about reducing the setback. Mr. Miller recommended sending through these amendments as a minor, non-material amendment, due to the argument that views from the public realm are not affected. We feel however that it is important to bring this topic up again in regards to proposed revisions to follow later on in this document and to reconfirm that these amendments are acceptable as a non-material change in principle.

Part 3: Proposed revision

Inclusion of additional top-floor window openings to Plender St and Bayham Place elevations

Preliminary comments:

Our simulation suggests that the top-floor living room as approved will receive comparatively little daylight levels and offer only a poor outlook. We hope to make the most of the reduced roof slope setback by adding a few more window openings to both the Plender St and Bayham Place elevations.

On the Plender Street elevation, we propose two centrally-placed window openings instead of only one. We believe this would better suit the form of the building whilst ensuring that these new openings are subordinate to the existing building.



Plender Street elevation:
two centrally-placed window openings instead of only one

On the Bayham Place elevation, we propose either one or two extra window openings to be vertically aligned with the existing blanked out windows of the existing building. The first option consistently aligns each 2nd floor window with a top-floor window opening subordinate in size. Due to the internal layout of the top-floor flat one of these new windows would need to be blanked out; however this would not be noticeable from the public realm. The second option bypasses this restriction but placing a singly window centrally-aligned above the two blanked out windows below.

This results in even gaps between each top-floor window opening and is in our opinion the preferable option.



Bayham Place elevation: Option 1

Two additional top-floor windows vertically aligned with blanked out windows below. One window will need to be blanked out.



Bayham Place elevation: Option 2 (preferable outcome)

One additional top-floor windows centrally aligned above blanked out windows below. Even gaps between each top-floor opening.

Discussion:

We believe additional window openings will respect the form and appearance of the building whilst improving daylight and outlook levels.

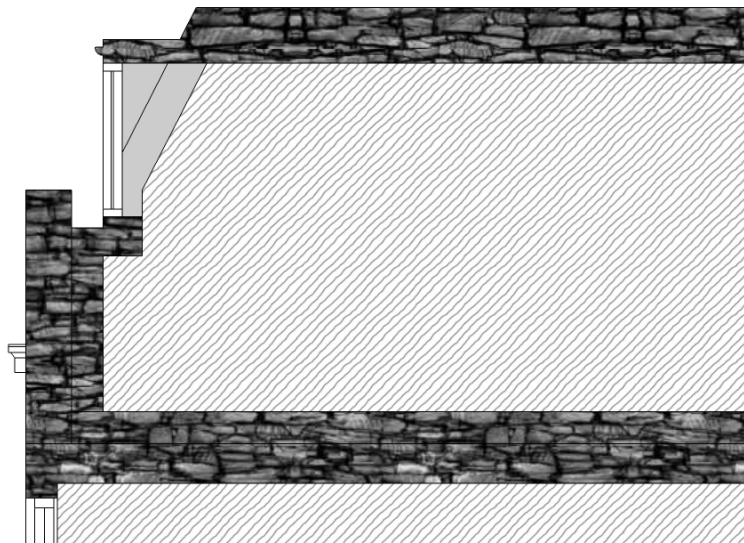
- Is the LPA in principle satisfied with these proposals?
- Does the LPA agree that option 2 (one extra window facing on Bayham Place) is the preferable option?
- Given that these additional openings are proposed on street-facing elevations that already contain plenty of window opening, does the LPA recommend applying for these revision as minor, non-material amendments or will they recommend a full planning application? In the latter case, is the Council in principle satisfied with the preferred option?

Part 4: Proposed revision

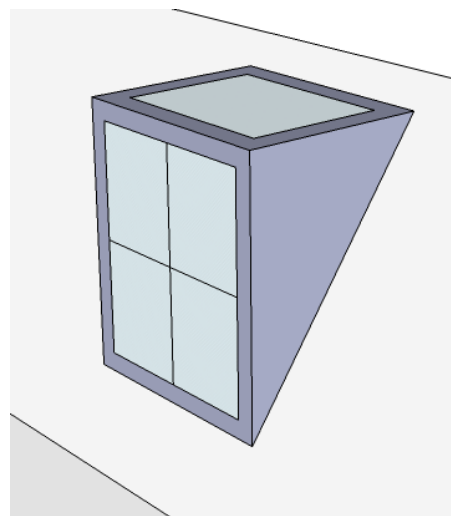
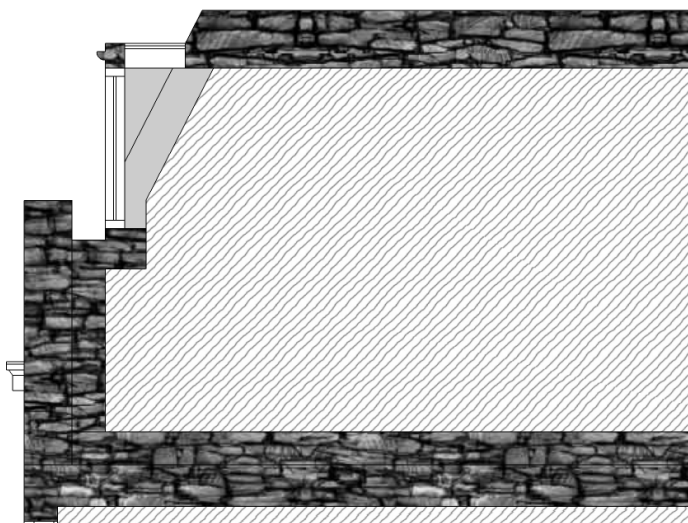
Modifications to style/type of window openings on top floor

Preliminary comments:

The existing proposal makes provision for dormer window openings on the top floor. In order to increase daylight levels, we propose to either a) make use of dormer openings with glazed roof element or b) provide sloped Velux/Conservation windows instead of vertical dormer windows. In the latter case, the parapet wall would hide most of the windows when seen from the pavement below or opposite the principal elevations.



Revised top-floor dormer window section with actual parapet wall and reduced setback



Alternative revised dormer window with glazed roof element (not visible from public realm).



Sloped Velux/conservation window alternative



A sloped window design would barely be noticeable from street level.

Discussion:

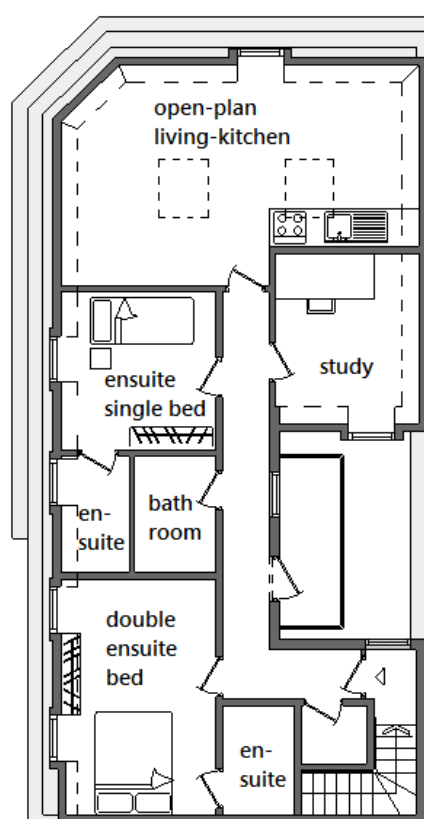
- Would dormer windows with a glazed roof element be acceptable in principle as a minor non-material amendment as the glazed roof element cannot be seen from the public realm?
- Given that they would only be noticeable from afar, would the LPA accept sloped (eg. middle-hung) Velux/Conservation windows?

Part 5: Proposed revision

Rearrangement of internal layout as a result of reduced setback

Preliminary comments:

The reduced roof slope setback will increase the floor area of the top-floor flat by at almost 10m² and thus greatly benefit future occupiers. As a result, a few internal rearrangements are proposed, including making both bedrooms en-suite, making the living room/kitchen open-plan (with the kitchen element in the darker corner of the room) and adding a small study (in the room receiving less light).



Proposed top-floor flat layout alterations after reduced roof slope setback.

Note proposed additional window openings to Plender St / Bayham PI elevations not included in drawings.

Discussion:

Is the LPA in principle satisfied with the internal alterations, including the addition of a study room?
Is there a risk of this room being considered large enough to be an additional bedroom?

Annex II: Pre-application advice from Hugh Miller

RE: Advice on minor amendment to planning consent (2011/2886/P - 73 Plender Street - Case Officer Hugh Miller)

From: **Miller, Hugh** (Hugh.Miller@camden.gov.uk) This sender is in your [contact list](#).

Sent: 11 July 2012 14:41:22

To: 'Glen Christen' (glen.christen@bonnystreet.com)

Hello Glen,

From the contents of the email also our discussion it is considered that an application for Minor/Non-material amendment would suffice in this instance.

In addition to the application form, please submit the following:

Existing drawings, approved drawings & proposed drawings – floor plans, sections & elevations as appropriate.

Fee £25.00; the Council has 28 days to respond to state acceptance of the amendments or whether formal planning permission is required.

Hugh Miller
Planning Officer

Telephone: 020 7974 2624

From: glenchristen@hotmail.com [mailto:glenchristen@hotmail.com] **On Behalf Of** Glen Christen

Sent: 09 July 2012 13:19

To: Miller, Hugh

Cc: Martin, Carlos

Subject: Advice on minor amendment to planning consent (2011/2886/P - 73 Plender Street - Case Officer Hugh Miller)

Dear Hugh,

(Carlos - I have CCed you in as you kindly advised us during the pre-application stage)

I am writing in regards to the approved planning application for the conversion of 73 Plender Street (former public house) into residential flats (for which you were the case officer). The application reference is 2011/2886/P.

The approved plans included the addition of a mansard roof, set back by around 1m from the parapet to minimize views to it from street level.

Unfortunately, it appears that the original applicant made a mistake when it came to the elevation drawings. On these drawings, it appears that the height of the parapet wall was underestimated. In reality, the parapet wall is at least 0.5m higher than on those drawings, hence obscuring most of the proposed mansard roof.

As a result of these discrepancies, the builders have mistakenly constructed the mansard roof structure without the required 1m setback. The actual setback is now around 0.2m.

Whichever way the builders might have constructed the roof, it appears that it would have been impossible to accurately match the approved drawings.

The developer now wishes to amend the planning application so that the built structure is in accordance with planning consent.

Ideally, the developer would like to keep the setback at 0.2 m for the following reasons:

- The reasoning behind the 1m setback was to hide the mansard roof from street level as much as possible (albeit not completely, see original officer's report). Given that the parapet will in reality obscure most of the mansard roof we believe that there is no longer a need for a setback.
- The attached view-lines drawing shows that even without a 1m setback only the top part of the roof will be visible from street level. In fact, less of the mansard roof will be visible compared to what was given planning consent in 2011.
- By reducing the unnecessary setback the size of the top floor residential unit can be increased by around 10m², thus vastly improving the amenity for the future occupiers.
- The cost/time required to rebuild the roof will cause significant delays and require the

scaffolding to remain in place for much longer than originally planned.

I have attached a drawing comparing the approved (but incorrect) elevation plans with what has actually been built.

Ideally, we would like to apply for a minor alteration (material or non-material, depending on your advice) to the original planning consent.

In that respect, we were hoping you would be able to advise on the following points:

- Can a reduced setback be approved as a minor alteration in light of these findings?
- Are these amendments material or non-material?

We look forward to hearing back from you and hope to resolve this matter as soon as possible and to the satisfaction of the Council.

Kind regards,

Glen Christen

Planning Consultant

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@: glen.christen@bonnystreet.com

Supporting the Shivanfoundation.org

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