

APPLICATION FOR PLANNING PERMISSION  
27D Lady Somerset Rd

Covering Letter

**FILE COPY**

Ben Story  
116a Highgate Rd  
London  
NW51PB

August 15th, 2011

Planning Services  
Camden Town Hall, Agyle St, London

*To whom it may concern,*

Please find enclosed the completed planning application, architect's drawings no1 and 2 and the detailed rear section no.3.

The property is not in a conservation area and therefore does not require a design and access statement.

The application has closely followed and adhered to the current planning guidance on Camden Council's website, particularly regarding loft conversions: making sure the alterations are sympathetic and do harm the appearance of buildings or the wider townscape. To this end the proposed changes are subtle and relate well to the existing roof form and the materials used will match the existing roof coverings.

The recent loft conversion at 76C Lady Somerset rd in 2009 has been studied as a comparable site, although the similar changes proposed and granted here were in a much more exposed, highly visible location which also overlooked a conservation area.

The rear of 27 lady Somerset Rd has not been altered and is dominated visually by the extended properties on either side. Therefore the proposed changes would have little visual impact on the existing townscape or the light security and privacy of neighboring properties.

It was the architect's belief that the velux window at the front should be aligned with the windows below but after consultation with duty planner David Peres Da Costa on the 11.08.2011 it was agreed that moving the window slightly to the left would be preferable and I am happy with this.

Finally, the French doors at the rear are close to the chimney breast but this position was necessary given the planning restrictions to allow for the modest inset balcony which would provide extremely valuable private exterior space for this 3<sup>rd</sup> floor maisonette. Care has been taken to ensure it does not overlook any other property or detract from the light and security enjoyed by neighboring buildings. From a visual perspective the absence of a dormer at the rear means it does not protrude from the roof nor break the roof line and is highly inconspicuous from ground level.

I trust I have provided everything necessary and come up with a simple but sympathetic conversion that will be granted planning permission in due course,

Yours faithfully,

Ben Story

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