

8 May 2007
Our ref: 173

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FAO Mr Paul Wood

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Dear Sir/Madam

8 Rosecroft Avenue, London, NW3

Please find enclosed a planning application for the erection of a single storey rear extension at the above property. The application comprises the following:

- The completed application form
- Drawings 2006:36:1 to 6
- A schedule of photographs
- This letter, which explains the changes proposed to the property and examines relevant planning policy, and should also be taken as the Design and Access Statement.

Background to the application and history of the property

8 Rosecroft Avenue lies within the Redington/Frogna Conservation Area. It is a substantial semi-detached house that appears to date from the turn of the 20th Century, being of red-brick construction with steeply pitched tiled roofs. From the outside, the house remains much of its original charm and character. It is identified in the Council's Conservation Area Statement as forming part of a group with Nos. 6-16 that make a positive contribution to the Area. There has been a garage erected at the front of the property, partly excavated into the ground. This was evidently done many years ago and, although somewhat insensitive, its visual impact is lessened by its semi-subterranean location.

Internally, the property is much less satisfactory. There have been numerous alterations that severely compromise its original form as a substantial family house. These changes stem from the conversion of the top floor of the property into separate dwellings. The planning records at the Council reveal that permission was granted in 1965 for a flat on the top (second) floor. Later, in 1975, permission was granted for the conversion of that second floor flat into two flats.

These conversion works resulted in immense changes to the internal layout of the house, most notably with a new staircase being inserted into the house. This had a major impact upon the ground and first floor accommodation which remains today. In particular, the kitchen to the house is accessed via a dark, narrow passage from the hallway, whilst first floor rooms and passages are oddly proportioned. The second floor flats also have an awkward relationship with the main staircase to the property: the staircase continues upwards but finishes at a glazed screen that forms part of the private living space to one of



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the flats. The uncomfortable relationship between the flats and the main house mean that, despite their apparent self-containment, the three dwellings in the property all seem to impose upon each other and diminish the quality of accommodation for all.

In November 2006 a planning application was made to the Council to revert the property back to a single family dwellinghouse (ref. 2006/5525/P). This would have involved the removal of the additional staircase inserted in the 1960s or '70s. The second floor would again become part of the main house – as originally intended – and would be accessed off the main staircase. In the face of an objection from the Planning Policy Department on the basis of Policy H3 of the UDP, the application was withdrawn in February 2007.

The proposed works and relevant planning policy

The current application seeks to provide a single storey rear extension to the property. Internal works are to be undertaken to the property to remove the flats at the second floor. The new extension will accommodate one self-contained dwelling.

It is only the extension works that require planning permission, and that is only by virtue of the fact that the building is not a single family dwelling and so does not enjoy permitted development rights. As two self-contained dwellings will be provided on site as a result of the proposed works there is only a net loss of one dwelling, which means that Policy H3 of the UDP is not relevant, ie that aspect of the proposal does not constitute 'development'.

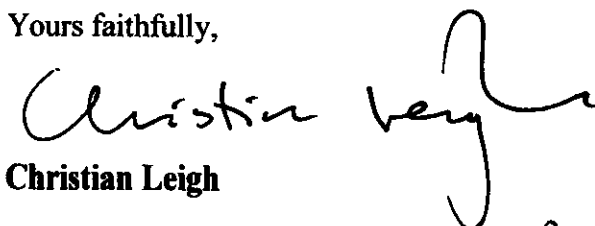
The proposed extension has been sensitively designed to reflect the architecture of the host building. It would represent a simple extension of the existing single storey projection. The depth and scale of the extension would be acceptable to the building and the large garden area, and would be more sensitive than extensions seen at neighbouring properties (see enclosed photographs). Thus, Policies B1, B3 and B7 of the UDP would be satisfied.

The new extension would have an internal floorspace of 37 sq m. This complies with the Council's space standards for self-contained dwellings as set out in paragraph 2.3.8 of the SPG on Development (2003). A separate external access from the side passageway to the flat will be provided (as is the situation at present). Soundproofing would be provided to the adjoining wall with the main house. This new arrangement is likely to result in a higher standard of accommodation for both the main house and the repositioned flat. At present, the flats on the second floor are accessed via a long, narrow staircase. The new arrangement will improve accessibility for future occupants, so widening the choice of housing in the Borough. The current arrangements also see stacking of living accommodation above the bedrooms of the house. The new arrangements would remove this vertical stacking of uses, so reducing the potential for noise disturbance.

Summary

The principle of this application has been the subject of pre-application discussions with the previous case officer, Mr Paul Wood. He accepted the approach that has now been drawn up in this formal submission. With a change from three dwellings to two dwellings there is now no conflict with Policy H3. The scale and design of the proposed extension would be acceptable to the host property and the conservation area. It is therefore believed that planning permission can now be granted.

Yours faithfully,


Christian Leigh