

## **1.00 DESIGN**

### **1.01 Background**

The site is located within the Camden Town Conservation Area and the buildings are not listed.

The owners of the property would like to seek planning approval to replace glazing on the existing Conservatory Roof with a new solid construction and dark zinc cladding. This is due to reduce excessive heat gain and allow the Conservatory to be a more habitable space.

### **1.02 Previous Planning**

Recent planning applications and advise as follows:

- Variation of condition 3 – Registered – 27/05/2014
- Erection of roof terrace with associated balustrades, planters and access staircase from existing roof terrace, and alterations to existing fenestration – Registered – 22/05/2014
- Planning approval for refurbishment works– planning reference 2014/1532/P – Granted 28-03-2014
- Planning approval for change of use from office B1a to one 5 x bedroom dwelling house (Class C3), planning reference 2013/6793/P – Final Decision – Grant Prior Approval 20-12-2013
- Pre Application enquiry dated 20/12/13, planning reference 2014/0261/PRE
- Planning approval for refurbishment works to existing commercial studio/office space (Class B1) to provide studio/office space with ancillary residential accommodation including timber cladding, alterations to windows/doors, erection of conservatory and creation of a terrace at second floor level. Addition of photovoltaics at roof level – planning reference 2012/2504/P – Granted subject to a Section 106 Legal Agreement
- Planning approval for amendments to permission granted on application 2012/2504/P, namely enlargement of the width of the link bridge together with its enclosure at ground, first and second floor levels in glass and timber – planning reference 2013/6254/P – registered 04-10-2013
- Planning approval to redevelop the site to create a mixed use studio complex, planning reference 2010/2289/C

### **1.03 Supporting Documents**

Confirmation of supporting information, as follows:

- Drawings - refer separate drawing issue sheet and associated drawings including site plan, existing and proposed drawings.
- Photographs - refer attached drawings including photographs of existing premises.

**2.00 Design Proposals**

The proposed works are as described on attached drawings, as noted below:

**2.01 Works to Roof**

The existing Conservatory roof is part glazed, which is causing excessive heat gain. The proposal aims to remove and replace the existing glass roof with a new solid construction and dark zinc cladding to make the space more habitable.

**3.00 Other Matters**

**3.01 Services**

Existing services generally to be retained

**4.00 ACCESS**

Access to the property will not be altered.