

Carbogno Ceneda Architects

Architecture Design Planning Sustainability Consultancy

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Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

October 2014

Dear Sir / Madam,

Formation of single-storey infill above existing utility space, involving the removal of the existing half-storey structure at the rear of 2nd floor flat at 13 Bracknell Gate, Frognal Lane London NW3 7EA.

Permission is sought for householder planning permission. This letter sets out the policy considerations for this proposal.

Documents submitted:

- A completed application form for Planning Permission which includes completed Certificate of Ownership –Certificate A;
- Design & Access Statement Document
- Drawing PL13-01 Existing Plan, Sectional Elevation AA
- Drawing PL13_02 Existing Rear Sectional Elevation
- Drawing PL13_03 Proposed Plan, Sectional Elevation AA
- Drawing PL13_04 Proposed Rear Sectional Elevation
- Drawing PL13_05 OS Map
- Planning Fee for £ 172 enclosed

Site and surroundings

Located in the conservation area of Redington Frognal, the proposed site, Flat 13 Bracknell Gate, is part of a three-storey Mansion block complex comprising three blocks dating from the 1930's. The application site is located to the rear elevation of one of the three blocks on the 2nd floor. The mansion block is NOT a listed building and views of the rear elevation are screened from adjacent properties within the conservation area by the other existing mansion blocks.

The kitchen which faces into this rear external enclosed courtyard of the mansion blocks arrangement has a half-storey structure which is accessed via an internal half-door. This utility space houses the

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washing machine at present, and measures 1200mm L x 675mm W x1350mm H internally. This space has a flat roof, 1.5m above 2nd floor balcony level external to the flat.

It has a white flat steel 'critical type' window onto the balcony at low level (800mm) with a brick surround and another opaque WC window recessed 1575mm back from the facade.

Proposal

The proposal consists of the demolition of the lower part of the existing kitchen utility space structure (height 1500mm) to allow for the insertion of a full height (2600mm) structure on the same footprint. The line of the proposed infill following the existing line of the existing utility space. The proposal envisages opening the space up to match the full height of the existing kitchen.

The design rationale is to:

- 1 — Select (and retain) materials that are in line with existing materials
- 2 — Maximise internal flexibility of use
- 3 — Optimize natural daylight within the interior arrangement

The proposed infill builds out to the existing building line. The materials used will be comprised of the existing flat steel window and reclaimed brickwork from the alteration or matching existing. The drawings PL13 02/ PL13 04 show the existing and proposed infill on the second floor.

Relevant Planning Policy

- The proposal has considered the policy requirements of the Camden UDP and Supplementary Planning Guidance and the design response ensures that;
- The architectural features of the mansion block are not obscured by the half-storey infill to the existing recessed area as the rhythm of the elevation is predominately on the south facing facade.
- The infill is confined to the rear or least important elevation
- The footprint of the existing extension is retained: the proposed infill will be built onto the same building line.
- The infill does not cause unacceptable harm to the amenities of adjoining residents. There are no proposed windows in the north-east façade, and therefore privacy is maintained for the adjoining neighbours.
- Daylight and sunlight conditions on the neighbouring property will not be harmfully impacted by the proposed extension.
- The proposed infill will be screened by the existing structures.

Conclusion

The proposed infill complies with policy: it is of good quality design, using high quality materials that will replace the existing. The proposed infill is to the rear and side of the property, and its design does not impact on the amenity of neighbouring properties. To safeguard the visual appearance of the proposal, retained fabric will be made good to match the original. New fabric will be composed of brick, to match existing brickwork, and thermally efficient glass. To safeguard the living conditions of the neighbours no other windows will be placed in the north elevation of the proposed infill.

On the basis of the information set out in this letter I request that this application is granted planning permission.

If you require any further information please do not hesitate to contact me.

I look forward to hearing from you.

Yours sincerely,

Yours faithfully

Andrea Carbogno

A handwritten signature in black ink that reads "Andrea Carbogno". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Encl.

CC

Florian Leonhard – Client

Adam Goldwater, Michael Richards & Co. – Freehold Agent