



APPLICANT:

Dr Elizabeth Dick

PLANNING APPLICATION STATEMENT

IN SUPPORT OF A PROPOSAL FOR

A ROOF EXTENSION

AT

**NOS.1 & 2 TOBIN CLOSE
LONDON NW3 3DY**

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FIGURES

Location:

Drawing No 666ED_FUL_SH1_REVB: Location Plan (1:1250 @ A3)
& Block Plan (1:200 @ A3)

Existing Situation:

Drawing No 666ED_FUL_SH2_REVB: Existing First Floor Plan (1:100 @ A3)
Drawing No 666ED_FUL_SH3_REVB: Existing Front & Rear Elevation (1:100 @ A3)
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Drawing No 666ED_FUL_SH6_REVB Proposed Block (roof) Plan (1:200 @ A3)
Drawing No 666ED_FUL_SH7_REVB Proposed First Floor Plan(1:100@A3)
Drawing No 666ED_FUL_SH8_REVB Proposed Loft Plan (1:100 @ A3)
Drawing No 666ED_FUL_SH9_REVB Proposed Front and Rear Elevation (1:100 @A3)
Drawing No 666ED_FUL_SH10_REVB Proposed Side Elevation (1:100 @ A3)
Drawing No 666ED_FUL_SH11_REVB:Proposed Sections (1:100 @ A3)

1.0 GENERAL BACKGROUND

1.1 Introduction

This planning statement provides the background to seeking planning from the London Borough of Camden for:

"The extension of the roof at Nos.1 and 2 Tobin Close, to create additional habitable floor space in each of these adjoining properties".

The location of the above proposed development is illustrated in Drawing No 666ED_FUL_SH1_REVB: Location Plan. This document describes existing situation and the design of the proposed extension (see Drawing Nos 666ED_FUL_SH1_REVB through to 666ED_FUL_SH5_REVB), and sets out the current planning context. A brief impact assessment is included.

This pre-application submission has been prepared by Adrian Salt And Pang Limited, as planning agent, based on drawings prepared by Detailed Planning. The planning application is being submitted on behalf of Dr Elizabeth Dick, who is the freehold owner of No.1 Tobin Close, and Mrs Francesca Roach, the freehold owner of No.2 Tobin Close, Both Dr Dick and Mrs Roach have lived in Tobin Close for many years and have numerous links and associations with the area.

1.2 The Reason for the Proposed Development

The two freehold owners of No.1 and No.2 Tobin Close (Dr Elizabeth Dick and Mrs Francesca Roach), have jointly decided that their respective families are in need of

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additional bedroom space. Both occupiers are large families with 4 children in each. The only obvious solution, apart from moving out of the area into larger premises, is to extend into the roof area. By increasing the headroom in the loft by approximately 810mm, and adding a dormer window at the rear, one extra room for each property can be added.

Because the roofs to Nos.1 and 2 Tobin Close are effectively one structural unit, a change to one of them would require the other to be changed. Accordingly, this proposed development will be carried out as a single building contract.

1.3 Site Location and Description

Tobin Close is situated midway between Swiss Cottage and Chalk Farm (see Fig.1: Location Plan) and lies between Adelaide Road and Fellows Road. This two-pronged cul-de-sac, which is accessed from Fellows Road, forms part of an estate of post-war housing. The estate is characterised by low-rise terraced housing, juxtaposed with tower blocks.

Nos.1 - 8 Tobin Close form a terrace of eight 2-storey houses between a row of fourteen houses to the north (backing onto Fellows Road) and a row of eight houses to the south (backing onto Adelaide Road). At either end of the cul-de-sac is a tower block: to the west, 'Dorney' (23 storeys) and to the east 'Kings College Court' (9 storeys).

1.4 Application Site Area

The site of the proposed development is outlined in red in Drawing No 666ED_FUL_SH1_REVB: Location Plan. It has a total gross area of 253sqm (0.0253ha) which includes the rear garden of Nos.1 and 2 Tobin Close (68sqm and 30sqm, respectively). The land to No.1 includes the side garden area that mirrors the curve of the western end of the road entering into the southern end of Tobin Close.

1.5 Existing Floor Areas

The existing gross external floor area that is the subject of this pre-application comprises:

No. 1: gross floor area	152.0sqm (net floor area of 129.2sqm)
No. 2 gross floor area	121.6sqm (net floor area of 103.4sqm).

No.1 Tobin Close currently has 4 bedrooms and No.2 Tobin Close currently has 3 bedrooms.

1.6 Planning History of Nos.1 and 2 Tobin Close

Only No.1 Tobin Close has a planning history. In 2012, a planning application (Ref: 2012/4382/P) was submitted to Camden Council for the conversion of the integral garage into habitable accommodation associated with the existing dwelling. The development included the formation of a side window and roof-light. The application was granted on 22 October, 2012, and the development was subsequently carried out.

1.7 Planning Status

Nos.1 and 2 Tobin Close are not listed buildings and are not in a conservation area. There are no Article 4 directions on either of the properties.

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1.8 Planning Policy

There has been a change in emphasis by the Council regarding the policy of providing additional housing accommodation in the borough. There is pressure from central government on local planning authorities to allow for an increase in the accommodation in dwelling houses rather than obliging families to move to a different area, possibly out of the borough. Particular emphasis has been placed on providing family-sized dwellings. The proposal for an additional accommodation for each of these properties is in conformity with this shift in housing policy.

1.9 Consultation with the Neighbours

It is understood that Dr Elizabeth Dick and Mrs Francesca Roach have discussed the proposals contained in this planning application submission with a number of the immediate neighbours. It would appear that none of those spoken to have any objections.

2.0 DESCRIPTION OF THE DEVELOPMENT PROPOSAL

2.1 Overall Development Objective

The overall development objective is to create a habitable 3rd-storey within both properties, enabling each dwelling to increase the number of bedrooms by 1 as well as add an additional bathroom. This extra accommodation, which can be achieved without needing to change the ground floor, requires minor changes to the first floor (to incorporate new stairs up to the 2nd floor), and a new roof incorporating a pair of dormer windows. However, the additional floorspace can only be achieved if the ridge-line of the two properties is raised by approximately 900mm. Unless the ridgeline can be raised, adequate floor-to-ceiling heights in the proposed 2nd floor cannot be achieved.

Because Nos.1 and 2 Tobin Close share a common eaves line and ridge line which are separate from those of the houses further down the terrace (i.e. Nos.3 and 4), raising the roof by 900mm will not impact on the terrace as a whole. Furthermore, by matching exactly the facing materials of the other houses in the terrace, the new roof with its dormer windows will blend into the townscape and will not look out of place.

2.2 Design Approach

In summary, the design of the proposed roof extension is intended to ensure it remains in keeping with the external appearance of the other buildings in the terrace and does not visually obtrude on the streetscene. This objective is achieved by:

- 1) Having the small dormer windows located at the back of the two houses, i.e. facing south;
- 2) Using external facing materials to the dormer windows that complement the facing materials of the existing properties in the terrace;
- 3) Re-using the existing roof tiles on the new, slightly elevated, roof so there is no obvious difference in appearance between the roof of Nos.1 and 2 and the adjoining roof of Nos.3 and 4.
- 4) Lower existing first floor ceilings to reduce overall increase of ridge and eaves

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The proposal includes raising the whole of the roof by 810mm, and

The benefits and disbenefits of these two design alternatives are discussed below.

2.3 Design Proposal

This proposal is illustrated in the following drawings:

Drawing No 666ED_FUL_SH6_REVB Proposed Block (roof) Plan (1:200 @ A3)

Drawing No 666ED_FUL_SH7_REVB Proposed First Floor Plan(1:100@A3)

Drawing No 666ED_FUL_SH8_REVB Proposed Loft Plan (1:100 @ A3)

Drawing No 666ED_FUL_SH9_REVB Proposed Front and Rear Elevation (1:100 @A3)

Drawing No 666ED_FUL_SH10_REVB Proposed Side Elevation (1:100 @ A3)

Drawing No 666ED_FUL_SH11_REVB:Proposed Sections (1:100 @ A3)

In this proposal, the shape of the roof at the front remains as it is at present but is 810mm higher. This means that on the front and rear elevations the gap between the eaves and the top of the first floor windows to 750mm.

2.4 Proposed Accommodation

Resulting Accommodation at No.1 Tobin Close

The additional gross floor area being proposed at No.1 Tobin Close is 43.6sqm giving a total of 195.6sqm.

This will provide the following accommodation (a net increase of one bedroom):

Ground Floor:

Entrance Hall, Living Room, Kitchen, Living / Dining Room, Shower/WC, Storage area

First Floor:

Bedrooms 1, 2, and 3, Bathroom 1, Stairs/landing

Second Floor:

Bedroom 4, Bathroom 2.

Resulting Accommodation at No.2 Tobin Close

The additional gross floor area being proposed at No. 2 Tobin Close is 33.9sqm giving a total of 155.5sqm.

This will provide the following accommodation (a net increase of one bedrooms):

Ground Floor:

Entrance Hall, Living Room, Kitchen and Garage

First Floor:

Bedrooms 1, 2, and 3, Bathroom 1, Stairs/landing

Second Floor:

Bedroom 4, Bathroom 2.

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2.5 Habitable Rooms / Density

The proposed development results in No.1 Tobin Close having 8 habitable rooms (previously 7) and No.2 Tobin Close having 7 habitable rooms (previously 6).

The gross site area for both properties is 253.3sqm (0.0253ha), so the resulting density would be the equivalent of 632 habitable rooms per hectare.

2.6 Proposed Facing and Roofing Materials

The materials that are proposed to be used for facing the roof extension will match those found elsewhere on the estate, i.e. white painted timber windows and slate-hanging to the cheeks and front elevation of the dormer windows.

3.0 POSSIBLE IMPACTS

3.1 Amenity of Neighbours in Tobin Close

Except during the construction phase, the proposed new accommodation should have no adverse impact on any of the neighbouring properties. The proposed dormer windows face south, towards the windows of Nos.9 to 14 Tobin Close. However, there is a minimum of 27m separating the two facades and so overlooking should not be an issue. In addition to the distance between the windows, there are trees, including an evergreen tree, at the rear of Nos.1 and 2 Tobin Close. These trees act as an effective privacy screen between Nos.1 and 2 and Nos.9 to 14 Tobin Close.

As a result of the above, proposed the roof extension will not result in a loss of privacy, outlook or daylight to the properties opposite and is in compliance with Camden Council's PPG, London Plan Policy 7.6 as well as Policies 4.1 and 5.5 of the UDP.

3.2 Visual Impact

From Fellows Road, the difference in appearance of No.1 and 2 Tobin Close as a result of the roof extension will be hardly discernible (see Fig. V1). All that will be apparent is that the height of the building has increased by approximately 900mm and that part of the dormer window will be visible. From the south side of Tobin Close, the proposed dormer windows will be more visible but, as a result of the existing tree screen, described above, will not be visually intrusive. In comparison to Dorney Tower Block, the roof height of 1&2 Tobin close appears dwarfed and the increase in height will be insignificant.

3.3 Trees

The proposal will have no effect on the existing trees.

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4.0 CONCLUSION

The proposed development will provide Nos.1 and 2 Tobin Close with much-needed extra floor space, without the need to increase the size of the building footprint. Development of the roof-space will enable No.1 Tobin Close to add an extra bedroom and bathroom, and No.2 Tobin Close to add one bedroom and a bathroom.

The design of the proposed extension is intended to fit comfortably within the character of the existing terrace, the streetscape and the surrounding area in general. The proposed roof extension will not create any harmful impacts on either the immediate neighbours, on the local streetscape or on the area as a whole. An assessment of the appearance of the proposed roof extension has demonstrated that its visual impact is negligible.
