

OC/CC/P5828
30th June 2015

London Borough of Camden
Regeneration and Planning
5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

Planning Portal Reference: PP-04299851

Dear Sirs,

32-34 Goodge Street, London, W1T 2QJ
Planning application for the erection of mansard roof extension to create a new 4th floor and installation of new brickwork to rear at 3rd floor level to incorporate a new window. (Resubmission).

On behalf of our client Shaftesbury CL Ltd, we write in support of the above planning application for the erection of a mansard roof extension at fourth floor level to create a duplex flat (linked with the existing third floor flat) and associated external alterations including new brickwork at rear third floor to incorporate a new window.

This application is a resubmission of withdrawn application 2015/1417/P, within 12 months of the previous withdrawal by the same applicant. On this account, there is no application fee associated with the application.

In order to validate the application, the following information has been submitted via the Planning Portal:

- CIL Form
- Design and Access Statement (Prepared by Fresson & Tee)
- Existing and Proposed Drawings (Prepared by Fresson and Tee)
- Site Location Plan

Site Description

The site is located on the northern side of Goodge Street. It comprises a four storey building with A3 (restaurant) use on the ground and basement floor and three residential units on the upper floors (one flat per floor).

The site is designated within the Charlotte Street Conservation Area and Central London Area. The building is not listed.

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Planning History

This application is a resubmission of application 2015/1417/P which was withdrawn on the 5th May 2015. The application was withdrawn following a number of design concerns comprising:

- The proposed windows reflected the design of the windows on the third floor of the building, in particular that they were horizontal sliding sash windows. It was considered that the traditional window design of the building was that of the first and second floor windows which are vertical sliding sash windows.
- The front elevation of the proposed mansard extension was too steep; in excess of the 70 degree angle that the Council sets as a maximum angle for mansard roofs.
- The floor to ceiling height was proposed at 2.4 metres., contrary to Council design guidance which states the maximum height should be 2.3 metres.

During the course of the previous application, the proposed roof terrace on the front elevation was considered unacceptable and was omitted. The application was subsequently withdrawn to address the design comments.

Pre-application Advice

Following the withdrawal, the design of scheme has been amended to address officer's comments. Prior to the resubmission, planning officer Raymond Yeung reviewed the revised proposal and confirmed by email on 16th June that *'the proposal appear far better than the previous and may be considered acceptable in my personal opinion'*.

The Proposal

This application proposes the erection of a mansard roof extension to form a fourth floor. The additional floor will serve as living space for the existing flat on the third floor (flat no.3). The creation of this duplex flat will enable flat no.3 to become a two bedroom flat (presently a 1 bedroom flat). The fourth floor will accommodate an open plan living room and kitchen and the third floor will be refurbished to create two bedrooms and two bathrooms.

Following the withdrawn scheme, the design has been amended to address the comments raised by the design officer, in particular:

- The proposed windows within the roof extensions have been amended to reflect the windows on the first and second floor which are vertical sliding sash windows.
- The front elevation of the proposed mansard extension has been amended to 70 degree angle.
- The floor to ceiling height has been amended to 2.3 metres

The extension continues to be set back from the front elevation to ensure it remains subservient to the host building. The small roof terrace at the rear elevation, measuring 5.7 square metres, has been retained.

The design of the extension is in keeping with the principals of mansard roof design. The pitch is two-

tiered composing a 70 degree lower slope and a 30 degree upper slope. The floor to ceiling height of the extension will measure 2.3 metres.

The extension will be a timber construction with a slate tile roof. This allows for lightweight construction that adds a modern architectural design to the building while still being sympathetic to the existing character of the building, in particular the yellow/brown finish provided from the existing stock brickwork, a material characteristic of many buildings in the area. The windows of the extension will be timber sash windows; this reflects the design and finish of existing windows in the building.

We trust that the amendments made to the design have address previous concerns and will be considered acceptable by the Council.

Design and Access Statement

A design and access statement has been prepared by the Fresson & Tee which provides further information of the proposed extension. We can confirm that access into the third floor flat will remain as existing a new internal staircase will access the fourth floor.

Planning Policy

The proposed extension will enable flat No.3 to be expanded from a 1 bedroom flat into a 2 bedroom flat. The Council regards housing as the priority land-use in Camden and for market housing judges that 2 bedrooms are of the highest priority. This proposal will provide the opportunity replace a 1 bedroom flat with a highly prioritised 2 bedroom flat. The Council supported the additional residential accommodation in the previous submission and we trust will continue to support the proposal.

By providing a two bedroom unit on site, the proposed will provide a variety of housing sizes on site contributing to the aim of a mixed and balanced community. The proposed is therefore in accordance with Core Strategy Policy CS6, Development Policy DP5 and Principal 1 'housing and affordable housing' of the Fitzrovia Area Action Plan.

There is no uniform building height along Goodge Street. Number 36 and 38 Goodge Street have roofs providing residential accommodation that is set back from the front elevation building line. Camden accepted within the previous application that the principle of a roof extension on this building is acceptable. The extension is not deemed to be excessive as it will not exceed the building height of other properties along this section of Goodge Street; for example no. 38.

Generally the brickwork along Goodge Street is yellow or brown stock brickwork however four buildings in this area of Goodge Street are constructed out of red stock bricks. The area is clearly not characterised by a uniform use of materials or building height, rather it is the style of architecture, particularly the symmetrical frontages that unites the street scene. The roof extension will be a timber construction, providing a complementary finish to the yellow and brown stock brickwork. The timber sash windows match the design of the first and second floor windows; considered to be the traditional window design for the building as opposed to those on the third floor level. The roof is flat with slate tiles to match the existing and surrounding mansards. It is therefore felt that the proposed extension is in fitting to the character, setting, context, scale and form of neighbouring buildings and the wider area. The design of the extension therefore accords with Development Policy DP24 and DP25.

The design of the extension is in keeping with the principals of mansard roof design. The pitch is two-tiered composing a 70 degree lower slope and a 30 degree upper slope. The floor to ceiling height of the extension will measure 2.3 metres. This design accords with the Council's CPG 1 Design.

The proposed windows of the extension are positioned in the same location as the lower floors of the building, reflecting the symmetrical design of the rest of the building. As such the extension will not impact on visual privacy in any way that is not already the case for occupiers of the opposing building. This therefore accords with Development Policy DP 26.

Bicycle storage will be provided at first floor level. This meets with the aims of promoting and enabling sustainable travel (Core Strategy CS11 and Development Policy DP17).

Separate refuse and recycling storage will continue to be provided as existing within the kitchen area in accordance with Core Strategy CS18.

Summary

This application seeks permission for a fourth floor roof extension which will provide the opportunity to replace a 1 bedroom flat with a 2 bedroom flat. This scheme is a resubmission which addresses design comments raised within the previously withdrawn application. The design of the extension follows Camden's guidance of roof alterations, is sympathetic to the character of the surrounding area and represents an appropriate development.

We trust that you have all the documentation necessary to validate this proposal, however should you require any further information please do not hesitate to contact the undersigned.

Yours sincerely

A solid black rectangular box used to redact the signature of Oliver Coleman.

Oliver Coleman
Rolfe Judd Planning Limited