

## Design Statement

<b>Application Type</b>	Full planning application
<b>Description</b>	Loft conversion and roof level extension to rear, including formation of roof terrace and insertion of rooflights.
<b>Address</b>	108C College Place, London, NW1 0DJ
<b>Date</b>	July 2016

### 1. Summary

The application concerns the conversion of a loft and construction of a roof level extension. The street consists primarily of terraced houses of this type, many of which have had similar alterations and extensions. Examples of similar precedent applications within the same terrace street, which have been given consent, can be seen following the references:

- 2011/2791/P (no. 82C College Place) Rear extension and roof terrace, dormer window to main part of roof and rooflights to front. This application also included removal of part of the extension wing gable end brickwork.
- 2003/2790/P (no. 96B College Place) Rear extension and roof terrace, dormer window to main part of roof and rooflights to front. This application also included removal of part of the extension wing gable end brickwork and a similar volume of extension to main part of the building.
- 2014/1387/P (no. 94 College Place) Rear extension and roof terrace, dormer window to main part of roof and rooflights to front.

Numerous other examples incorporating similar proposals have also been given consent.

CPG 1 (Camden Planning Guidance: Design) has been used as a reference for the design of the roof alterations. Rooflights on the flat section of roof have been set away from the perimeter to ensure none are visible from the ground.

This property has had its original front bay roof removed and replaced with a flat roof, before current owners moved in. For this reason, it allows the possibility of a large opening rooflight in this position. The 'Velux Cabrio' type of rooflight proposed, at its maximum opening, would sit well behind the volume that the original bay roof would have occupied.

Also proposed are some minor window alterations to the 2nd floor, widening of a very small rear facing window to the rear bedroom to enable installing a pair of sash windows. This has been done in various places along the terrace. Replacements of other windows at this level is also proposed both front and rear, which are to be of a matching sash window configuration but double-glazed.

We would welcome early feedback from the case officer on the proposal.