

Development Control Service
London Borough of Camden
6th Floor
Town Hall Extension
Argyle Street
London
WC1H 8EQ

My reference:

Your reference:

24th August 2014

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
12-14 NORTHINGTON STREET, LONDON WC1N 2NW
DESIGN AND ACCESS STATEMENT**

1. We act for the freehold owner of 12-14 Northington Street, who also owns the second floor flat in this application which is situated in 28 John Street.
2. This application for planning permission and listed building consent relates to a proposal for a mansard roof extension to the property.

Description of existing site

3. The property is situated in the Bloomsbury Conservation Area. Nos.12-14 Northington Street are regarded as making a positive contribution to the Conservation Area and abut No. 28 John Street, which is a Grade II listed Building.
4. It comprises two storeys along most of its Northington Street elevation, except for the three storey part which overhangs 12-14 Northington Street, from 28 John Street. It is a Georgian terraced town house faced with yellow stock brick and stone surrounds to the first floor jettied bay windows.

Description of Proposal

5. The current proposal is for a mansard roof extension to the existing roof terrace of the existing two storey building on 12-14 Northington Street, comprising slate roof tiles and lead flashing, four dormer windows to the front elevation and two dormer dormers and roof lights to the rear elevation. The roof extension to the rear would be broken by two proposed terraces. The larger proposed terrace would be over the existing part of the current terrace immediately in front of the void to the lightwell at second floor level.

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A member of the Royal Institution
of Chartered Surveyors

6. A light glass balustrade would be mounted across the proposed open terraces to the rear, and inside the line of the existing parapet wall to the front elevation, in front of the proposed dormer windows. The stairwell to the rear of Nos.12-14 would be lit by a panel of frosted glass.
7. The street entrance to No.14 leads to a two-bedroom property on two floors (ground floor and first floor) and No.12 comprises a three-bedroom property. No.28 John Street extends over the east side of No.12.
8. The ground floor kitchen to No.12 would be enlarged by reducing the size of the courtyard at ground floor level. However, together with the proposed mansard extra storey and roof terraces, the proposal would increase the size of the bedrooms and the living room, dining and kitchen space throughout No.12.
9. All new areas which mark a connection with the existing west façade of No.28 John Street will be designed with a leadwork detail that acts as a water barrier. This detail is in keeping with the existing building of No.28 John Street, which also uses lead as an existing material, but also in order to minimize its visual impact. New Patio doors and skylights would be installed with openings aligning the design of the front elevations. Rain water pipes and gullies would be integrated in the building internally and would be connected to existing pipes and routes.

Heritage Statement

10. We include with this application package a Heritage Statement as the effect of the proposed development on a designated heritage asset (i.e. the Conservation Area and No.28 John Street as a Grade II listed building) would need to be taken into account.

Principle of mansard roof extension

11. There is no objection in principle to the erection of a roof extension on this property, subject to amenity impact, and the design, scale and materials of the proposed extension and dormer windows.
12. The proposed mansard would comply with the advice contained within Camden's Planning Guidance 1: Design (page 39), which states that mansard roof extensions should comprise a pitch no steeper than 70°, with the upper roof slope not exceeding 5°. Mansards should also be set behind a parapet, if one exists.

Quality of Proposed Accommodation & Access

13. A Schedule of Accommodation is attached. This shows the existing and proposed floor areas for the ground floor, first floor and second floor to both No.12 and No.14 Northington Street.
14. No.14 would comprise a three-bedroom five-person property with an open terrace on the second floor. A fourth bedroom is shown as proposed on the plans on the second floor of just over 6 sqm, although this is more likely to be used as a spare room/study given it is less than 8 sqm. The total floor area proposed of 143 sqm is in excess of the London Plan minimum of 102 sqm for the same over a three-storey house.

15. No.12 would comprise a 3-bedroom 5-person property with an open terrace adjacent to the lightwell to No.28 John Street. The third bedroom, a single room on the second floor is only 0.4 sqm under the London Plan minimum of 8 sqm. The total floor area proposed of 204 sqm is in excess of the London Plan minimum of 102 sqm for the same over a three-storey house.
16. The proposal would involve connecting into the existing dining room and kitchen to Flat 3 within No.28, from No.12, thereby enlarging the existing house at No.12 and by converting the dining room and kitchen in Flat 3 (No.28 John Street) to a larger living room. Consent was already given last year for similar works (reference: 2013/0469/L & 2013/0964/P).
17. The access to the existing dining room would be blocked and an opening would be created through what is currently the kitchen to Flat 3 so as to gain access to the stairs. These stairs would be located in roughly the same location as at present, but the run would be altered; this would enable access to the proposed new guest WC at ground floor level only to the current lightwell near the entrance hall to No.12.

Design & Amenity

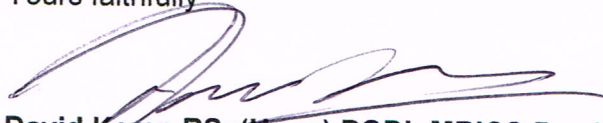
18. Policy CS14 of the Core Strategy seeks to promote high quality spaces and Policy DP26 of the Development Management Policies Document seeks to manage the impact of development on neighbouring occupiers of development. Supplementary policy document CPG6 (Amenity) sets out further guidance on sunlight and daylight.
19. Daylight and sunlight impact on neighbouring properties has been assessed by Twenty16 Design, specialist sunlight and daylight consultants, with reference to the BRE Guidance on "Site layout planning for sunlight and daylight in development: a guide to good practice". Their report accompanies this application. Reference should be made to page 9 of the report, which illustrates the windows that serve non-habitable and those that serve habitable rooms.
20. The report assesses the impact of daylight on windows serving habitable rooms existing development with regard to the Vertical Sky Component (VSC). Although in the case of most relevant windows assessed there is a reduction in VSC, none of these windows receive less than 80% of their former values. As noted in paragraph 6.13 of CPG6: "*For existing dwellings the Council will consider the overall loss of daylight as opposed to the minimum acceptable levels of daylight.*"
21. Sunlight impact of the proposed development has been assessed with regard to Annual Probable Sunlight Hours (APSH). Paragraph 6.18 of CPG6 notes as follows that: "*The Council recognises that not all of the guidance contained within the BRE document, particularly orientation, can be adhered to in all developments due to the dense and constrained urban nature of Camden.*"
22. As noted at paragraph 8.3 of the report: "*Although in a number of instances the percentage reduction is beyond the BRE guidelines, the four most affected windows already have extremely low levels of direct sunlight, making the percentage reduction seem artificially high. In fact, the effect on sunlight hours is likely to be unnoticeable.*"

Outlook and Privacy

23. The proposed mansard would be built over the existing roof terrace, which would therefore restrict further (compared to the existing situation) the degree to which neighbouring properties would be overlooked.
24. There are two open terraces proposed. That to No.12 is over an area of the existing terrace which already looks into the lightwell to No.28 John Street. As will be seen on page 9 of the Sunlight and Daylight Report, most if not all of the windows adjacent to this terrace either potentially overlooked or with the potential to look down on to this area serve non-habitable rooms. Consequently, with regard to the nature of these rooms, the proposal would not harm the amenity of these neighbouring units in terms either of outlook, privacy or sense of enclosure.
25. The proposed open terrace to the rear of No.14 would also be on an area of existing terrace, and the form of the proposed extension would reduce the potential for views either side of the terrace toward neighbouring property. Roof lights are proposed to the west of this terrace closest to neighbouring property, further reducing the potential for overlooking and loss of privacy to neighbours compared to the existing situation.
26. The glazing proposed to the stairwell on the rear elevation would have frosted glass.

If you have any further queries in respect of this submission or require any further information to support or clarify matters set out herein, please contact me at david@drkplanning.co.uk or on 07711 672185.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'David Kemp', written over a faint, light blue circular stamp or watermark.

David Kemp BSc(Hons) PGDL MRICS Barrister
Director
DRK Planning Ltd