

Fuller Long

Date: 16 December 2016
Submitted to the planning portal

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

Dear Sir / Madam,
Proposed development at 69c Gascony Avenue, London NW6 4ND

This planning application is submitted in relation to the above property, located in the Borough of Camden, for the development of rooflights.

This cover letter sets out the context and justification for the proposals in relation to national, regional and local planning policy. It demonstrates that the development will be in keeping with the character of the host property and surrounding area, and will have no detrimental impact to neighbouring properties. It should be read in conjunction with the plans submitted with this application.

In addition to this cover letter, the following information is submitted in support of the application proposals:

- Completed application form
- Completed CIL form
- Location plan
- Block Plan
- Existing floor plan
- Existing Elevations
- Proposed floor plan
- Proposed Elevations

hello@fullerlong.com
0845 565 0281
fullerlong.com

Studio 13, 9 Tanner Street,
London SE1 3LE
Wellington House, East Road,
Cambridge CB1 1BH
28-30 High Street,
Guildford GU1 3EL

The Application site and surrounding area

69 Gascony Avenue is a terraced property that is currently split into 3 flats, with flat C being located on the second floor and includes the loft-space.

The surrounding area is distinctly urban in nature and is characterised by a number of Victorian style terraces of the same age and design. There is evidence of similar alterations to houses along the road, with there being a number of existing works to the roofline, as can be seen in the satellite image below.



Figure 1 - The roofscape along Gascony Avenue

The property is not a listed building, neither is it within a conservation area, however the Council does have a design guide for all types of development in the district. The proposals have been carefully considered against this context.

Planning History

Since 2000 there have not been any planning applications in relation to 69 Gascony Avenue.

Application Proposals

Permission is sought for three sets of rooflights at 69 Gascony Avenue. There will be no alteration to the roofline compared to the existing, as the rooflights will be built into the existing form.

One set of four rooflights are proposed on both the front and rear elevations along with an additional single rooflight on the rear elevation. This will help optimise the usable floorspace for the flat.

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Planning Policy considerations

Relevant planning considerations in this case are contained within the Core Strategy 2010 and the Development Policies Document 2010. Whilst the London Plan and NPPF are also material considerations, we do not consider they add anything to the consideration of these proposals over and above the policies contained in the Local Policy documents and accordingly we make no specific reference to them here.

Development Plan Document 2010

DP22 - Promoting sustainable design and construction: the Council will require development to incorporate sustainable design and construction measures.

DM24 - Securing high quality design: all developments will need to be of the highest standard of design.

DM26 - Managing the impact of development on occupiers and neighbours: only developments that do not cause harm to amenity will be accepted.

Supplementary planning guidance

Chapter 5 of the Camden Design Planning Guidance refers to roofs, terraces and balconies. It defines that the Council will seek to ensure that roof alterations are sympathetic and do not harm the character and appearance of buildings or the wider townscape in the borough.

This proposal is for a development accommodated within the existing roof form. As such the following are regarded as important considerations:

- Roof lights should be fitted flush with the roof surface.
- There is an established form of roof addition or alteration to a terrace or group of buildings
- They need to be architecturally sympathetic to the age and character of the building
- There is an established pattern to roofs where any further development of a similar form would not cause additional harm

Assessment of Application Proposals

The primary matters of consideration for this proposal are the principle of development and the impact on the surrounding area and the host property.

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Permitted Development

It is important to note that were the dwelling not already converted into flats then this would constitute permitted development. A similar scheme was permitted as such in 2016 at 65 Gascony Avenue (see below).

Installation of rooflights

Three sets of roof lights are proposed as part of the development:

- A set of 4 windows on the front elevation
- A set of 4 windows on the rear elevation
- A single window on the rear elevation

The proposed windows will be flush within the roofline, extending no further out than existing. They are designed to suit the existing dwelling and surrounding properties along Gascony Road, which have had similar developments as shown in image 1. For these reasons, it is considered that the application is in accordance with the guidance set by the council on design in the Borough.

Existing examples of similar development along the terrace

2016/3475/P - 65 Gascony Avenue: Roof extension including rear dormer and three front roof lights.

2006/2561/P - Flat B 49 Gascony Avenue: Installation of three rooflights on the front roof slope and the erection of a dormer window on the rear roof slope to provide additional accommodation to the upper level maisonette.

2004/3159/P - Second floor, Flat C, 85 Gascony Avenue: Erection of rear dormer window and installation of 2 rooflights to the front roof slope, in connection with the conversion of the attic into an additional habitable room for the existing 2nd floor flat.

PWX0302144 - Flat C 75 Gascony Avenue: The erection of a rear dormer window, with the insertion of 1x rooflights within the front and rear roof pitches, for additional habitable accommodation to the top floor flat.

Conclusion

It has been demonstrated that the proposed development is in keeping with the character of its surrounds and host building. The Local Planning Authority is therefore respectfully requested to grant permission for the enclosed application.

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I hope that this provides you with everything you require to determine this application. Please feel free to call should you require any additional information going forward. Otherwise I look forward to receiving confirmation of the application's validation.

Kind Regards



Tim Humphries
Planner

Fuller Long Planning Consultants

t: (0) 845 565 0281

d: (0) 20 3544 2070

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