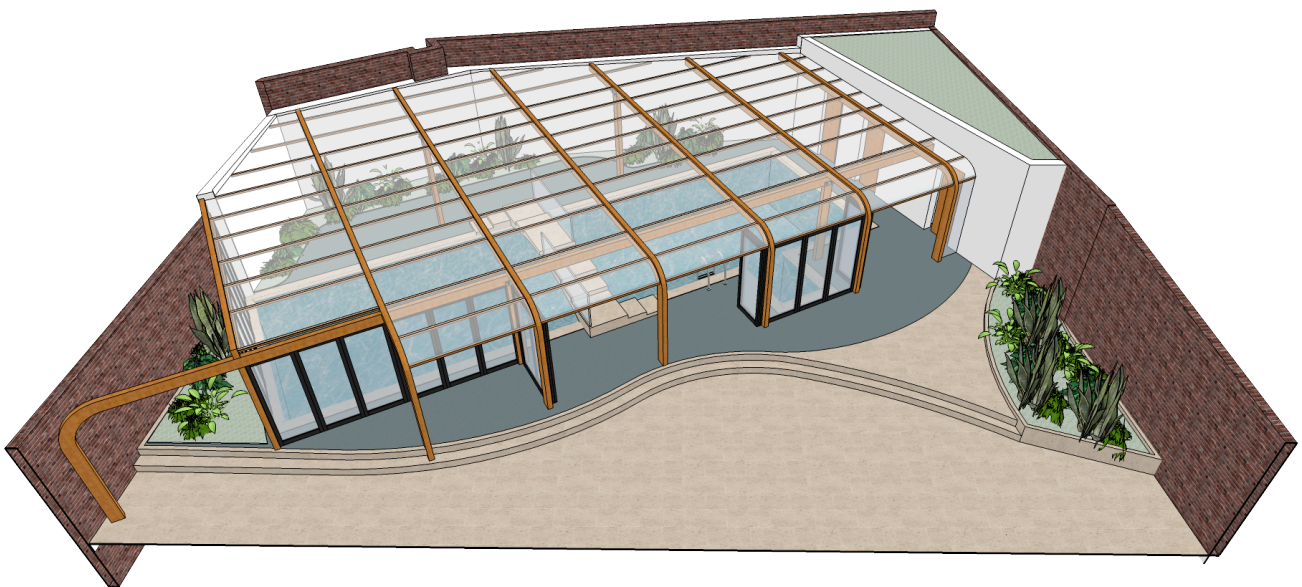


# Planning Statement

5 Fitzroy Close, N6 6JT

December 2016



## Proposal

This statement is accompanied with a planning application for 5 Fitzroy Close, London, N6 6JT

This proposal is a reconsidered design of the pool enclosure of the previous application (2016/6977/P granted most recently on 06/03/2017). The cause of this redesign is due to another application in regards to plans for an extension to the house, and wanting to have the materiality and architectural features coherent. The proposals utilise glue laminated timber structure and for the pool - either glazing or polycarbonate roofing (dependant on permission and costing).

This statement should be read in conjunction with the Design & Access statement, and the accompanying set of Proposed drawings.

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## Location

The application property sits on the north-west end of Fitzroy Close, which has just 5 properties.

Fitzroy Close itself is off Fitzroy Park, a private road running parallel to Hampstead Heath, which forms the eastern boundary of the Highgate Village Conservation Area, within the Fitzroy Park sub-area.

This house and numbers 3 and 4 was designed in 1986, and built as part of a development as a result of the parcelling off of land from Heathfield House. These houses are described in the Camden Council Highgate Conservation Area Statement as "small detached houses built in red brick with mono-pitched tile roofs". All the houses have had alterations carried out to them since they were built, and none of the roofs are now mono-pitched.

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## Planning History

We are submitting this application on behalf of our client.

The proposal was designed by Thomas Diparch. It was originally submitted in 2013.

### **2007/0091/P – Refused**

Erection of a new single-storey glazed enclosure to existing outdoor swimming pool to single family house (C3).

### **2007/3465/P – Refused**

Erection of a new single-storey glazed enclosure to existing outdoor swimming pool to single family house (C3).

### **2008/4143/P – Refused**

Erection of a new single-storey glazed enclosure to existing outdoor swimming pool to single family house (C3).

### **2013/1616/P – Granted**

Erection of pool enclosure to existing swimming pool, and associated outbuilding to single family house (C3).

### **2016/6977/P – Granted**

Renewal of planning permission 2013/1616/P granted 18/04/2013 for erection of pool enclosure to existing swimming pool, and associated outbuilding to single family house (C3).

The property had several other applications throughout the history, which are not related to this proposal.

### **8892126 - Refused**

Remove tree.

### **9293150 - Granted**

To carry out work on a Sycamore Tree in rear garden.

### **9592210 - Granted**

Seeking permission to trim a Sycamore in the rear garden by 30% at the above address. Also to remove two Conifers from the driveway.

### **C600114 - Granted**

The demolition of part of the rear elevation at ground floor and first floor levels, as shown on drawing numbers AB/S/P1 to /P3. (Plans submitted)

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## **P600113 - Granted**

The erection of a part one and part two storey extension at the rear ground and first floor, the formation of a balcony at rear first floor level, and alterations to part of the roof at the rear and the fenestration on the rear elevation, as shown on drawing numbers AB/S/P1 to /P3.

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## **2005/1406/P - Granted**

Removal of condition 5 of planning permission 8600720/R3 dated 21/08/1986 to enable the conversion of double garage into a bedroom with associated alterations to garage door.

## **2005/2304/T - Granted**

SIDE GARDEN 1 x Willow - fell. 1 x Sycamore - crown reduce 30%, re-shape, tidy up.

## **2005/4621/P - Granted**

Erection of a new glazed and rendered rear addition at roof level; two roof terraces; two-storey side extension on eastern elevation; and full height glazed front entrance on dwellinghouse.

## **2007/2312/T - Granted**

DDD - (TPO Ref: C6g1) REAR GARDEN: 1 x Sycamore - Fell - DDD.

## **2009/4343/P - Granted**

Erection of a new glazed and rendered rear addition at roof level including creation of two roof terraces; two-storey side extension on eastern elevation and full height glazed front entrance to dwellinghouse.

## **2012/1737/T - Granted**

FRONT GARDEN: 1 x Goat Willow - Reduce away from property and reduce crown by 20%. 1 x Conifer - Cut to ground level. 1 x Prunus - Reduce crown 20%. Thin suckers.

## **2012/5789/P - Granted**

Renewal of planning permission 2009/4343/P granted 03/11/2009 for the erection of a new glazed and rendered rear addition at roof level including creation of two roof terraces; a two-storey side extension on eastern elevation; and a full height glazed front entrance to dwellinghouse.

## **2016/6844/P - Pending**

Renewal of planning permission 2012/5789/P granted 10/12/2012 for the erection of a new glazed and rendered rear addition at roof level including creation of two roof terraces; a two-storey side extension on eastern elevation; and a full height glazed front entrance to dwellinghouse.

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