

# Planning Statement

5 Fitzroy Close, N6 6JT

March 2017

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## Proposal

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

This proposal is for the erection of a second floor extension, replacing the existing pitched roof with flat bio-diverse roofs and roof terraces to the northeast and southwest sides of the new 2nd floor level; additionally the erection of a triple height front façade and void structure in glazing and curved glulam timber that wraps the existing house, providing penetrating daylight through the building, in addition the void future-proofs the family home by providing space for a lift.

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

## 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 new design we are proposing for the property is a reconsideration of the longstanding, previously granted design in the original application 2005/4621/P.

The previous proposal designed by Brooks Murray Architects and originally submitted in 2005, was followed by several renewal applications:

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### **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.

### **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.

### **2012/5789/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.

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.

### **P9600113 - 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.

### **P9600114 - 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)

### **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.

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**2005/2304/T - Granted**

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

**2007/0091/P - Refused**

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

**2007/2312/T - Granted**

DDD - (TPO Ref: C691) REAR GARDEN: 1 x Sycamore - Fell - DDD.

**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).

**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.

**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).

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