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SMPlanning

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9th November 2017

Submission Via Planning Portal Only

Dear Sir/Madam

RE: Application for Planning Permission - Proposed extension at fifth floor level to provide additional accommodation to the existing flat, with associated external alterations (Class C3) – 55 Holmes Road, NW5 3AN.

Planning permission is sought for the creation of a rear roof extension to increase the size of the existing fifth floor flat.

The existing building comprises basement, ground, plus five additional stories of accommodation. The ground and basement levels of the building are used by storage/distribution (B8) uses, whilst part of the ground and the 1st floor are within office accommodation (B1). The upper floors (levels 2-5) are laid out as residential flats (C3).

The fifth floor, which is the top level, was consented as a two bedroom flat (GIA 155sqm). This permission was implemented, but remains unoccupied and as such exists as a building shell. The proposal is to increase the size of this unit, to become a three bedroom flat (GIA 190sqm). The increase in the size of the flat would fully accord with the floorspace standards set out in the London Plan.

The extension to the rear of the flat would, in part, replicate the floorplate of the fourth floor below it, albeit with an appropriate set back on each elevation. This would allow for the retention of the terrace at this level, and importantly allow for the continuation of the tiered design approach to be maintained. This is a clear design feature of this building, and would allow for the extension to be remain subordinate to that of the main building.

New windows and doors to the extension would match those used in the existing building, whilst pergolas are also proposed to be introduced above the rear windows to provide shelter.

Existing and Proposed plans/elevations are proposed to illustrate the proposals. Reference is drawn to drawing number 171020-A(GA) 150 (Proposed Fifth Floor Plan). This drawing provides a red line to reference the existing/consented layout, and is a simple reference point to understand the extent of the proposed changes.

If there are any questions, or required points of clarification please contact me as soon as possible.

Yours sincerely

Stuart Minty
Director
SM Planning