

**By Email**

Attn. Kristina Smith, Planning Officer  
Planning, Development Management  
Camden Town Hall Extension, Argyle Street,  
London, WC1H 3EQ

08 December 2017

**Regarding: 4 Boscastle Road (ref. 2017/2899/P) – Revisions and additional supporting information.**

Dear Kristina,

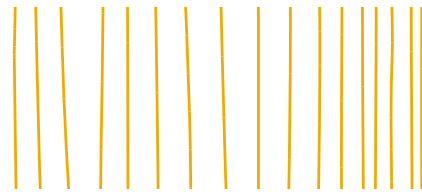
I hope you are well. I am writing regarding the Planning Application for no. 4 Boscastle Road (ref. 2017/2899/P). Please find attached our most recent updated drawings, in addition to an advice note provided by Heritage Collective, to support the planning application. Please also see below our notes regarding the changes to the proposed design.

**1. Design Generally:** We have updated our drawings and documents, following your recent feedback. The design has evolved through a number of iterations incorporating your guidance. We understand the changes are in line with Camden Planning policy and guidance.

We note that in addition to Camden guidance, the proposals align with those of the Dartmouth Park Neighbourhood Plan Draft, namely Policy DC4 [p20] which 'Support proposals for small residential developments (including loft developments, side and rear extensions, and developments on infill sites)'; and Policy H1(c) [pp22-23] 'taking a sympathetic approach to small loft, side and rear extensions to existing residential properties, where this can be achieved consistently with Policy DC4.'

**2. Mansard:** The height of the mansard has been dropped further, so that it is screened by the parapet from Boscastle Road, the main elevation. The mansard is set back from the high existing parapet in front of it. We note that no. 1 Boscastle Road, and no. 2 Dartmouth Park Road are similar properties, that were granted planning permission for a mansard.

The shape of the proposed roof aligns with Camden planning requirements in accordance with CPG1 (Design) guidance for a True Mansard (sections 5.14-18), seen in Figure 5, p.43. This type



of mansard, rather than a Flat Topped mansard, reflects the nature of the existing roof (with an expanse of traditional slate).

The proposed parapet to the rear is in keeping with a True Mansard. It is traditional and helps unify the rear elevation, giving space and balance to the existing windows below. It should be noted that the current roof, which is in disrepair, has no parapet, and slopes to a visible non-traditional gutter, which appears to crowd the windows below. The proposed parapet is much lower than the adjacent rooflines of nos. 2 and 6, so has little impact on the existing hierarchy and proportional relationship to them. Additionally, extending from and in line with the existing wall below, it is subservient and set back from the adjacent properties by approximately 1m.

**3. High quality roof material:** The roof material is proposed to be Welsh slate, which is in keeping with the historic roofs of the area. The slope of the topmost pitch, is set to the minimum angle advised by slate suppliers. This is also compliant with Camden planning guidance for a True Mansard. Lead flashing is proposed to be used in a traditional manner at junctions.

**4. Dormer windows:** The dormer windows have been further reduced in height. They are subordinate in scale to the windows below. They are in keeping with the present character of the house and do not constitute an unacceptable intrusion. They are traditional in style, being timber sash windows. Generally the dormer windows provide daylight and fresh air to the proposed bedrooms. Their design has been selected on the basis that they are more in keeping with the existing building than the alternative of conservation rooflights.

On the rear elevation they are partially obscured behind a proposed parapet. The rear mansard windows are almost 19m, approx. 61 ft., from the rear boundary and there are trees at the rear of the property to obscure views beyond. The existing Kitchen wing to the rear also obscures views. The nearest property behind, 1C Laurier Road, has a sunken rear garden beyond the garden wall, and windows on the side façade appear to be to a stairwell/ non-habitable rooms. The dormer windows on the front Elevation are set back from, and obscured by the existing high parapet.

Please contact us if you have any queries regarding this letter or the attachments. We look forward to hearing from you.

Yours Sincerely

Ilona Hay  
Director  
For and on behalf of Texere Studio Ltd.