

PLANNING STATEMENT

In response to enforcement case No RS/PE/EN17/0121

Location: 5 Gayton Road, London, NW3 1TX



Figure 1. Location Plan

Proposal description

This application proposes the reinstatement of the chimney at the rear flat roof; the removal of the steps to the rear flat roof; the change of the rear dormer doors from timber French doors to aluminium sliding doors with glass balustrade following the removal of the unauthorised mesh.

Planning summary

In 2013 planning permission was obtained for the erection of a rear roof extension with French doors and glazed balustrade (application No 2013/4437/P), works for which started on February 2016. The rear extension was incorporated in planning application 2015/7150/P, permission for which was granted on April 2016.

At the same time an application was submitted for a Certificate of Lawfulness for the installation of railings above flat roof of the rear wing (2016/2797/P), which was granted on May 2016. This proved that the existence of railings above the flat roof had been there for more than twelve years and that there has been no enforcement action.

On March 2017 a letter was sent to the applicants from the Appeals and Enforcement Department regarding unauthorized works including the installation of railings to form a roof terrace, the installation of an iron staircase, an egress from a toilet to the new staircase and the removal of a brick chimney (appended with the application).

A retrospective application (2017/4181/P) was submitted further to pre-application discussions with the enforcement officer whereby it was agreed that planning permission be applied for the alterations listed above, as well as for the change of the rear dormer doors from timber French doors to aluminium sliding doors with exactly the same external design and dimensions and the new design of the railings to match the existing; The application for the retention of the above changes was refused, however the change of material of the dormer doors was taken off the application as it was considered acceptable, and advice was given to apply for permission of this change separately.

Alterations summary

While construction of the consented works with application 2015/7150/P was in progress, it was identified that:

- the existing railings were unsteady and needed replacement;

- Further to that, the chimney at the north side of the flat roof was found to be structurally unsound and was removed. It should be noted that most of the neighbouring properties of the same terrace have removed this chimney, apart from No 6. In figure 2 the unsteadiness of the chimney towards the adjacent property over a glass roof more than two storeys below can clearly be seen.



Figures 2-4. Photos of the railings and the removed chimney breast and its structural defects.



Figures 5, 6. View of the chimney breast from property in No6 and glass roof of this property at basement level.

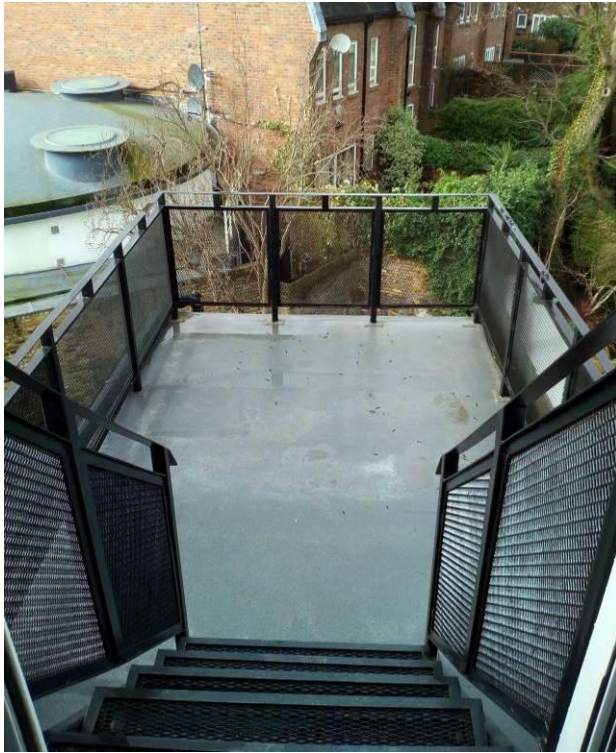


Figure 7, 8. View of rear wing of neighbouring properties, where it is obvious that the chimneys have been removed, apart from the property in No6.

During construction, the roof's railings were found unstable and were replaced with new safe railings of matching style. Railings were also added to the north side of the flat roof for reasons of safety as the existing parapet is too low and the adjacent roof more than two storeys below. Alterations in the internal layout lead to the conversion of the approved French doors to aluminium doors with exactly the same size and style and with the same external appearance. The material was changed from timber to aluminium in order to avoid the extra weight and also to create a slimlined profile. Steps were created from the bathroom to the roof to provide safe access to the roof for maintenance purposes (gutter cleaning, etc). The infill of the rear doors' balustrade was changed from glass to mesh in order to match the railings.



Figures 9, 10, 11. View of dormer from flat roof (figure 9 during construction). Steps and railings on the north side to be removed. Dormer doors balustrade to be kept with the design that matches the railings.



Figures 12, 13. Existing situation.



Figure 14. Existing rear elevation.

Proposed works for re-instatement

This application seeks permission to re-instate the rear chimney exactly as they used to be. The steps will be removed. The metal balustrade with the mesh will be changed to glass as per the one approved with application 2013/4437/P. All the above are shown in drawings P01 – P03.

Materials

The building lies in Hampstead Conservation area. All alterations made during construction concern the rear of the top floor of the building, which is not visible from any public space.

As demonstrated below, the use of high quality materials is compliant with Council guidance. The use of new materials on the premises was undertaken to create a synergy between old and new in the absence of old materials no longer being available on the market for use. The new materials therefore ensure continuity in the conservation area, instead what otherwise would have been considered a 'mismatch' of products.

According to the Council's policy document Design CPG1 para 4.7:

"Where timber is the traditional window material, replacements should also be in timber frames. uPVC windows are not acceptable both aesthetically and for environmental reasons, including their relatively short lifespan and inability to biodegrade."

"Wherever possible you should use materials that complement the colour and texture of the materials in the existing building (...) In historic areas traditional materials such as brick, stone, timber and render will usually be the most appropriate complement to the existing historic fabric; modern materials such as steel and glass may be appropriate but should be used sensitively and not dominate the existing property."

Also, according to CPG3 Sustainability para 8.19:

"In projects that involve the refurbishment of heritage buildings (those built before 1919) or those in conservation areas, materials should be specified in line with the following hierarchy:

- 1. Reclaimed materials should be matching and appropriate to the building type/area (original construction time/period) and sufficiently robust in their performance not to compromise building function;*

2. *Materials with a low environmental impact as determined by the BRE Green Guide to Specification subject to approval from Conservation Officers and provided those materials do not compromise the performance (thermal, structural or otherwise) of the existing building; and*
3. *When selecting insulation materials for older buildings, preference should be given to natural fibre based materials that prevent moisture retention in the building fabric."*

The change of material of the timber French doors to aluminium sliding doors is not in breach of the above policies. Aluminium is a highly sustainable material which can be endlessly recycled without losing its properties and with minimum energy use. The look of the rear dormer is exactly the same as the one approved with planning application 2015/7150/P, and it responds to the area as it looks similar to dormers / extensions of neighbouring properties of the same terrace that have used metal instead of timber.

Conclusion

The proposals of this application seek to return of the rear aspect of the property to its previous state, taking into consideration the reasons of refusal of the application 2017/4181/P. In addition to that permission is sought for the material change of the dormer doors.