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SMPlanning

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1st February 2018

FAO Kristina Smith

Submission Via Planning Portal Only

Dear Kristina

RE: Application for Planning Permission - Proposed extension at sixth floor level to provide additional habitable accommodation to the existing flat at 5th floor level in the form of a duplex apartment (Class C3) - 55 Holmes Road, NW5 3AN.

Planning permission is sought for the creation of a roof extension at 6th floor level to increase the overall size of the existing flat at fifth floor level.

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).

Planning consent was obtained on the 28th January 2018 for a small rear extension at fifth floor level via planning reference 2017/6322/P. This consent allowed for an increase in the floor area of the fifth floor flat from 155sqm (2 bed) to 190sqm (3 bed). This consent is yet to be implemented.

The current proposal seeks to add a 6th floor to the building, adding a further 89 sqm of residential floorspace. The layout of the new flat would result in the 5th floor housing four bedrooms and a study, whilst the 6th floor would contain an open plan kitchen, living and dining room. As a result, the 5th/6th floor duplex would have a total floor area of 279sqm, which would fully accord with the floorspace standards set out in the London Plan.

In order to achieve a subordinate and lightweight design, the proposed sixth floor extension incorporates generous setbacks from the established fifth floor external facades. These are 2.1m from the north elevation (Holmes Road), 2.3m from the east elevation, 1.5m from the south elevation, and 2.0m from the west elevation. This results in a useable roof terrace around the perimeter of the extension, with balustrading to match that used in the design of the existing building.

The form of the extension allows 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 the new balustrades would be constructed in steel like those used elsewhere in the building.

Existing and Proposed plans/elevations are enclosed to illustrate the proposals. A number of the drawings also include reference to the recently consented fifth floor rear extension, which is annotated with a red line where relevant.

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

Yours sincerely

Stuart Minty
Director
SM Planning