

2d Oseney Crescent, NW5 2AU.

Planning Statement

To accompany drawings OSN ASU001A, OSN ASU002A, OSN ASU003A, OSN ASU004A, OSN ASU005A, OSN APL001A, OSN APL002A.

This Planning Statement is submitted in conjunction with the design drawings for the proposed alterations to Flat D, 2 Oseney Crescent.

The site is located within the Bartholomew Estate conservation area in the London Borough of Camden.

The property is a second storey flat within a Victorian end of terrace conversion. The building was converted into flats in the 1960's with a roof conversion creating Flat D. The flat conversion includes a small roof light over the landing for light and roof maintenance access. From historic planning applications the roof light was originally intended to give daylight to the internal bathroom.

Planning permission is sought for the removal of the disused water tank housing on the roof, the replacement of the existing roof light and installation of second roof light associated with improvements to the layout of the flat.

Project description:

The existing bathroom layout to Flat D is an awkward L-shaped room with an internal glass window providing the bathroom with only a borrowed light source. The current layout is inefficient and with no direct daylight to the bathroom it requires improvement.

The proposals include alterations to the layout of the bathroom making it rectangular in plan so as to be a more efficient and practical use of space. This proposed layout requires the existing roof light to be relocated as the new bathroom wall obstructs the roof light in its current position.

To address this, the proposals include relocating the small existing roof light - replacing it with a fixed roof light over the bathroom to give the bathroom direct daylight and removing the internal window for issues of privacy. A larger roof light is proposed over the new home office area providing better daylight to the working area and easier maintenance access to the roof.

Both roof lights will have a minimal kerb height of approximately 250mm in a slate grey powder coated finish.

Due to the height of the roof above street level and Cantelowes Gardens to the rear we do not believe that this proposal would have any impact on the neighbouring properties, nor would the roof lights be visible from street level.

Site Photographs



Front elevation



Rear elevation



Side elevation