



The D*Haus Company Ltd
Unit 13, Old Dairy Court
17 Crouch Hill
London, N4 4AP

mail@thedhaus.com
www.thedhaus.com

79 GLOUCESTER AVENUE -
VARIATION APPLICATION

07828 825 580 / 07590 719 456

Planning And The Built Environment,
London Borough of Camden, 2nd Floor, 5 Pancras Square,
c/o Town Hall, Judd Street,
London, WC1H 9JE5

RE: 79 Gloucester Avenue - Variation application to 2017/2170/P

Dear Sir/Madam,

I am writing to you regarding a variation application at 79 Gloucester Avenue, Primrose Hill, London. This letter is in support of the accompanying submission drawings for this application.

PURPOSE OF THE APPLICATION

The application seeks to vary condition 3 of the consented drawings (2017/2170/P). The proposal aims to vary the design of the front lightwell and the rear study room.

The following drawings will be substituted, these provide details of the changes:

- **1611.B5.G20.P00Rev.B** is to be replaced with **79GA_PL_000**
- **1611.B5.G20.P01Rev.A** is to be replaced with **79GA_PL_001**
- **1611.B5.G20.E00Rev.B** is to be replaced with **79GA_PL_002**
- **1611.B5.G20.E02Rev.B** is to be replaced with **79GA_PL_003**
- **1611.B5.G20.S00Rev.B** is to be replaced with **79GA_PL_004**

The application also seeks to attach the following drawings to the application:

- **79GA_PL_005** (Proposed Sections BB and CC)

JUSTIFICATION FOR THE CHANGES THE APPLICATION

THE FRONT LIGHTWELL:

To the front the proposal aims to replace the consented metal grille with a walk on skylight. Walk on skylights are commonplace along Gloucester Avenue and are visible in front of the adjacent property at 81 Gloucester Avenue and the nearby shopfronts 75 Gloucester Avenue and 69 Gloucester Avenue as can be seen from the photographs attached to this letter (please refer to Appendix A). The consented basement excavation will be unaffected by these changes with the only visible difference being the adjustment from metal grill lightwell to a walk on glass skylight.



The D*Haus Company Ltd
Unit 13, Old Dairy Court
17 Crouch Hill
London, N4 4AP

mail@thedaus.com
www.thedhaus.com

79 GLOUCESTER AVENUE -
VARIATION APPLICATION

07828 825 580 / 07590 719 456

THE REAR STUDY ROOM:

The proposal aims to adjust the design of the existing sloping roof to a flat roof. The existing consented roof has a minimal floor to ceiling height at the eaves, and to upgrade this structure to meet current UK building regulations would mean the resulting floor to ceiling height would be below 2m. To combat the insufficient head height here it is proposed to raise the eaves height of the roof. The creation of the new flat roof allows for the insertion of a panel of clerestory glazed units at high level to offer additional natural light. These clerestory windows will be clad in frosted glass to avoid any overlooking issues.

It is felt that these minor adjustments to the design will not negatively impact on neighbouring buildings given these are only small adjustments. Furthermore, the closest window affected - that of 81 Gloucester Avenue - is a utility room (as indicated on the submitted drawings) and therefore not classed as a habitable room, in terms of daylight / sunlight assessment.

Given the reasons outlined above, we look forward to a positive response from you regarding this application.

Yours sincerely,

Daniel Woolfson
Architect

daniel.woolfson@thedhaus.com



The D*Haus Company Ltd
Unit 13, Old Dairy Court
17 Crouch Hill
London, N4 4AP

mail@thedhaus.com
www.thedhaus.com

79 GLOUCESTER AVENUE -
VARIATION APPLICATION

07828 825 580 / 07590 719 456

APPENDIX A - PHOTOGRAPHS



Shops along Gloucester Avenue with glazed skylights to street



69 Gloucester Avenue with glazed skylight



75 Gloucester Avenue with glazed skylight



The D*Haus Company Ltd
Unit 13, Old Dairy Court
17 Crouch Hill
London, N4 4AP

mail@thedhaus.com
www.thedhaus.com

79 GLOUCESTER AVENUE -
VARIATION APPLICATION

07828 825 580 / 07590 719 456

APPENDIX A - PHOTOGRAPHS



96 Gloucester Avenue with glazed skylight to street