

27/10/2020

For the Attention of: Camden Development Management

London Borough of Camden 2nd Floor,
5 Pancras Square c/o Town Hall,
Judd Street
London
WC1H 9JE

Dear Sir/Madam,

Re: A Full Planning Application for a loft conversion including an enlarged rear dormer to previously approved scheme 2019/4583/P, conservation style rear skylights and associated internal alterations to an existing 2-bedroom unit to provide a 3-bedroom family dwelling over existing second and third floor levels at:

Address: 21B Swain's Lane, N6 6QX

Please find enclosed a full planning application for the above-mentioned address.

The application has been submitted via an online application through the Planning Portal and the package includes the following:

- A completed online Planning Application Form
- A planning application fee (paid online via Planning Portal) of £206.00
- A completed Community Infrastructure Levy (CIL) form
- A freeholder notice letter
- A leaseholder notice letter to no. 21A at first floor level
- A leaseholder notice letter to the commercial unit at ground floor level
- A supporting Design and Access Statement and Conservation Area Assessment, including supporting information:
 - **Appendix 1** Examples of loft conversions/rear dormers along Swain's Lane
 - **Appendix 2** TFL Cycle Stand Specifications
 - **Appendix 3** Cyclehoop - Vertical Bike Rack
 - **Appendix 4** British Gypsum Approved Systems - Separating Wall Details
 - **Appendix 5** British Gypsum Approved Systems - Separating Floor Details

One set of the existing and proposed planning drawings enclosed:

- 1803-E01-00 O.S. Map, Existing Site Block Plan & Site Photos
- 1803-E02-00 Existing Ground & First Floor Plans
- 1803-E02-01 Existing Second Floor & Third Floor/Loft Plans
- 1803-E02-02 Existing Roof Plan
- 1803-E03-00 Existing Front Elevation
- 1803-E03-01 Existing Rear Elevation
- 1803-E04-00 Existing Sections
- 1803-P02-00 Proposed Second Floor & Third Floor/Loft Plans
- 1803-P02-01 Proposed Roof Plan
- 1803-P03-00 Proposed Rear Elevation
- 1803-P04-00 Proposed Sections
- 1803-P05-00 Proposed 3D Images

The site is located at 21B Swain's Lane along a unique, mock-Tudor mix-use parade, which falls within the Holly Lodge Estate Conservation Area of the London Borough of Camden. The application site is within walking distance to Tufnell Park and Archway tube stations, Gospel Oak overground station and local bus routes.

The existing property is a mix-use mid-terrace four storey building with commercial use at ground floor and two self-contained residential units over first and second/third floor levels, accessed at ground floor along Swain's Lane.

This proposal only relates to the existing 2-bedroom residential unit at second and third floor/store levels, flat 21B. The existing 2-bedroom residential unit benefits from a private roof terrace and use of the store within the loft. The stairs leading up to the roof terrace and store need to be replaced as they are not easily accessible due to their steep angle, use of the access hatch, restricted head height and are unsuitable for their current use while they do not comply with current building regulations. The existing door to the roof terrace is restricted by virtue of its height and width as it stands at less than 1.9 meters headheight and needs to be addressed. Please refer to image below for existing stairs, hatch and roof access:



fig. 1: existing stairs and access hatch to roof terrace.



fig. 2: existing restricted doors and access to roof terrace and loft store.

The existing parade of shops comprises of ground floor commercial units with residential above displaying a mock-Tudor applied timber style. The parade was designed as a uniformed terrace and features front gable rhythm interrupted by dormers finished in lead and timber. Properties at nos. 15C and 19C featured enlarged rear dormers without obstructing the established rear/north facing roof terraces as seen in the image below:



fig. 5: View from roof terrace at no. 21B of the neighbouring dormers at nos. 15C and 19C Swain's Lane

A conservation area character analysis is presented in the Design and Access Statement and Conservation Area Assessment. The finding and site context are presented with specific reference to the parade at Swain's Lane which the application forms part of.

An in-depth analysis of the Holly Lodge Estate Conservation Area Appraisal and Management Strategy (2012) and local planning history assisted us in developing our design process and outlined our main strategy with regards to the external character of the proposal as outlined below:

- To be secondary to the building being extended, in terms of location, form, scale, proportion, dimensions and detailing
- To restore the visual imbalance *and respect the rhythm and scale of the parade's rear elevation.*
- Maintain the established boundary/parapet treatment between the adjoining properties.
- To respect and preserve the original design and proportions of the building, including its architectural period and mock-Tudor style through the selected materials and proposed pattern.
- To not cause a loss of amenity to adjacent properties with regards to sunlight, daylight, outlook, overshadowing, privacy/overlooking, and sense of enclosure.

This proposal is for the conversion of an existing 2-bedroom unit to a 3-bedroom family dwelling over existing second and converted third floor. In order to facilitate the proposal an enlarged dormer with rear roof lights (flush) is presented which considers the restoration of the rear elevation by virtue of its overall scale and appearance. The proposal will facilitate easier access to the existing roof terrace to serve the uses of the occupants/family.

The proposed layout for the extended 3-bedroom unit has been designed with great consideration to utilise space and to make eminent use of natural day- lighting to the living/habitable areas without having any overlooking issues and being mindful of the surrounding area. The residential unit meets and exceeds the requirements of the minimum standards as listed in the Local Authority policies and the London Plan for area requirements for self contained units.

The residential unit has been configured without affecting any amenity issues to neighbouring properties and occupants along Swain's Lane.

The proposed scale and appearance of the proposed roof extension and fenestration pattern have been designed with great consideration to the immediate context and character of the Conservation Area. Proposed materials and fenestration pattern are to match and remain sympathetic to the existing building and the overall streetscene. (Please refer to Design and Access Statement and Conservation Area Assessment for more information and analysis).

Access to the property will remain as existing from the existing common stair core at second floor level and via the existing communal main entrance from Swain's Lane at ground floor level.

In summary, for the reasons outlined above and as demonstrated in the attached Planning Drawings and Design and Access Statement and Conservation Area Assessment, the proposal will complement and enhance the rear roofscape and the character and appearance of the area. We believe this is a suitable development for the site and would provide more desirable living spaces within the premises in-line with your guidance, therefore being an improvement to the current living conditions.

In addition, the proposal has assessed relevant Planning Policy documents and is presented as a solution to the limited availability of adequate and sustainable housing accommodation.

We consider this proposal to be suitable with the relationship to its neighbouring properties and not detrimental to the street scene or over development of the site.

We trust the application is in satisfactory order and you will consider this application for approval.

The proposed drawings attached are to scale when printed on A3 paper.

Again, we thank you for your guidance and co-operation with the application, should you have any further queries please do not hesitate to contact me.

Yours sir



George