



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

23<sup>rd</sup> May 2022

## Design Statement

Flat D, 31 Hampstead Lane, N6 4RT

The application property is within the Highgate Village Conservation Area and is split into five flats. Flat D is the top floor flat split over three floors and primarily inhabits the roof space of the main house.

In November 2012 a planning application ref 2012/6280/P was made requesting to replace the glazed conservatory, that sits on top of a later extension to the existing property, with a new masonry extension but following the same profile and volume.

This application was withdrawn on January 9<sup>th</sup> 2013, following these comments from the case officer at the time:

*"The property is specifically mentioned in the Highgate Conservation Area Statement and is considered a positive contributor. The description is that the conservatory is set back from the building and does not detract from the overall composition. Therefore, any alteration which affects this balance and is considered to detract from the overall appearance would be considered unacceptable. Therefore, if you wished to replace the conservatory like for like in timber, or repair the existing conservatory, then these might be options which the Council will find to be acceptable. The proposal in brick is unfortunately therefore not considered acceptable."*



No works have been carried out since, and the state of the conservatory is now 'dangerous', see pictures below of fallen glass. This of course continues to cause concern to neighbours and the other flat owners within the property as it is in very poor condition and beyond repair.

The current conservatory is constructed of single pane glazing and timber frame on top of a cill height white painted render band. The construction of the conservatory is very energy inefficient and would not comply with current building regulations.

**2022:** we propose a replacement conservatory structure, with insulated roof panels (in line with planning changes post 2010 which allow conservatories to have a solid roof without the need for planning permission), and new timber framed windows.

**Design:** the new volume will be the same, with a new timber structure and pitched roof with vertical gable ends, matching existing. The apex of the gables and 3 sections on the side elevation will be infilled with flush white painted timber cladding, to provide some insulation and reduce the light to some degree. The majority area of elevations on all 3 sides will remain glazed, but upgraded to modern double glazed units.

The prominent rendered band below the eills would remain.

*Thermotec roof panel data sheet:*

<https://thermotecroofingsystems.com/data/>

The timber structure, aluminium roof glazing bars, and thermotic infills will all be white.

Yours sincerely



**Oliver Perceval**



Broken glass 2022, from storm damage.

## EXISTING conservatory





