

## **Introduction**

We [REDACTED] are the owners of the property, [REDACTED] London.

We are resubmitting application PA/20/01406/NC, providing further details in the form of photographs from the surrounding area demonstrating that the proposed roof extension will not be visible from the surrounding area, and particularly from the locations mentioned in the Officer's Report.

We would like our application to be reconsidered on the basis that the proposed alterations to the roofline would not be visible from any public area including within the Conservation Area or neighbouring Conservation Area. We have provided photographs in the accompanying Supporting Statement, which demonstrate this. A site visit by the case officer would confirm that this is the case.

Kind regards,

[REDACTED]

## Supporting Statement

The below are in reference to points made in the Delegated Planning Decision Report.

- 5.1 *LBTH Design and Conservation: Refuse planning permission. The proposal would alter the roof form of this historically significant landmark building, which currently has an unaltered roofline and which is prominently located within and adjoining conservation areas. It would as such fail to meet the objectives of S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (hereafter the PLBCAA).*
- 7.5 *The site is the former Spratt's Biscuit Factory which the conservation area appraisal notes stands alone as a reminder of the area's historic industrial past in contrast to extensive new lower level housing to the west. The Appraisal notes that Spratt's is a major landmark and that the complex as a whole, presents a stately group of four and five storey buildings, in orange brick with stone cornices. As such, though neither listed nor locally listed, the building is a significant landmark building in the conservation area with a strong roof which has had no visible alterations. Therefore, in assessing the proposed alterations to a roof, it is important to consider the impact of the proposals not only on the host building but also on the street and wider townscape.*
- 7.8 *It is noted that roof extensions have been granted to other buildings within the complex, which are noted in the history section above. One of these was approved prior to the adoption of the current conservation area guidance. The other was approved nearly 10 years ago, prior to the adoption of the current Development Plan and is not considered to be material to the consideration of this application to the extent that it outweighs the other considerations which are addressed in this report.*

**Response:** There have been previous and visible alterations to the roofline within the complex:

PA File Ref # PA/11/01152: Unit 7, Block B, 2 Fawe Street, London E146PD  
Prominent Dormer Extension

Policy regarding Conservation Areas has not changed in any significant way since this application was successful. Within this application is also reference to an adjoining property's dormer window.

Photos (see support documents: iii-vi) of the above properties are included to

demonstrate the impact on the roofline and the visibility of these sites from public areas within the Conservation Area and neighbouring Conservation Area.

7.6 *The site sits on the southern side of Limehouse Cut and the height of the proposed roof extension is proposed to sit below the existing brick wall enclosure/parapet line and therefore will have limited visibility from the immediate neighbouring roof terraces. However, the proposed roof extension is likely to be somewhat visible from buildings across the canal to the north and at street level on the path parallel to the canal and the new public open space at Caspian Wharf. The applicant has not provided evidence in the form of ground level views, to indicate that this would not be the case.*

**Response:** Our proposal has zero impact on the street and wider townscape, as demonstrated with photos (see support documents: vii–xiv) from street level from within the Conservation Area, bordering area, and in the neighbouring public open space of Caspian Wharf. The site is not visible from any direction at street level. A site visit will confirm this.

7.7 *Moreover, a key aspect of this building is its consistent roof form which is uniformed and shows cohesion within the surrounding rooflines, both in materiality and form. Policy S.DH3 states development within a conservation area will be expected to preserve or, where appropriate, enhance those elements which contribute to their special character or appearance.*

**Response:** The development is neutral in that it is fitting in with the special character and appearance of the building.

NPPF Paragraph 14: presumption in favour of sustainable development. By converting an unliveable space (due to low-height) into a liveable area, it will enhance the ability to remain in the apartment for the long-term.

7.11 *The proposal would alter this uniform roofline and would be out of keeping with the character of the host building and surrounding buildings in the conservation area. Taking this into account, the proposal is not comply with policies S.DH1 and SDH3 of the Local Plan 2031, section 72 of the PLBCAA Act 1990, the relevant paras of the NPPF nor the Langdon Park Conservation area character appraisal and management guidelines (2009).*

**Response:** According to the Langdon Park Conservation Area map the proposed extension is not visible from within the Conservation Area. The Appraisal

mentions significant long views from Violet Road and the canal path, but the proposed extension is not visible from either. The proposal would not be visible from street level in any direction and has limited to no visibility for adjacent studios and rooftops. On this basis it is difficult to understand for who the roofline is being affected.

London Plan Policy  
HC1 B04

Our proposal aims to not only contribute, but enhance both accessibility of the space and the social wellbeing. Due to the slanted roof, the space is currently unliveable. Through a roof extension, accessibility is greatly improved and the space contributes to the social wellbeing as it allows for larger liveable areas in the apartment, affecting bedrooms, bathrooms and open living spaces.

## **Summary**

The roofline of the building is unaffected as the site is simply not visible from any public space or street level location, it also therefore does not impact the Conservation Area in any way, or the adjoining Conservation Area. Design has been sympathetic to the existing industrial heritage of the building. The proposal makes greater use of the space, without extending beyond the current floor plan of the property, instead focusing on turning unliveable space into practical, liveable space — a sustainable proposal that boosts the longevity of the apartment for its residents.

## Support Documents

(i)

Unit 7, Block B, 2 Fawe Street PA/11/01152/A1 - Conversion and extension of existing 2nd floor property to provide a front and rear dormer extension at third floor level and the provision of three residential units (*PA\_11\_01152\_A1—643681.pdf*)

(ii)



Map of Spratt's Factory Complex, showing location of above site

(iii)



Unit 7, Block B, 2 Fawe Street (PA/11/01152/A1)

(iv)



Unit 7, Block B, 2 Fawe Street (PA/11/01152/A1)

(v)



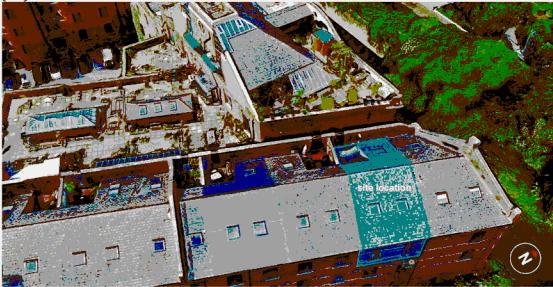
Unit 7, Block B, 2 Fawe Street (PA/11/01152/A1) and adjoining property dormer extension

(vi)



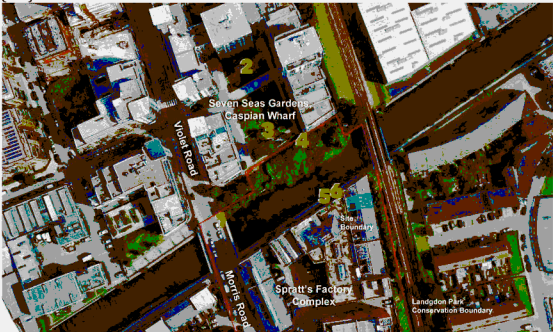
Unit 7, Block B, 2 Fawe Street (PA/11/01152/A1) and adjoining property dormer extension

(vii)



3D view of site location showing parapet wall enclosure and high wall to the west

(viii)



Map of surrounding area, showing photo viewpoints toward site



(ix)



Viewpoint 1

(x)



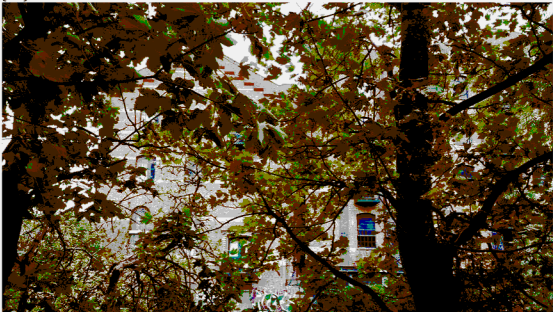
Viewpoint 2

(xi)



Viewpoint 3

(xii)



Viewpoint 4

(xiii)



Viewpoint 5

(xiv)



Viewpoint 6