

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

09 August 2023

Covering Letter and Planning Statement in connection with Proposals at: 22 Heath Hurst Road | NW3 2RX

Proposal: *"Consolidation of, and minor amendments to, recently granted planning permissions and certificates of lawfulness (proposed) concerning side and rear single storey extension, replacement windows and alterations to second floor terrace balustrading"*

Dear Sir/ Madam

Richard Bell Architecture Ltd, Agent on behalf of the Applicants, Mr Stephen Bolster and Dr Rosa Malley, hereby submits an application for Planning Permission as detailed above.

Prior discussions have been had with the planning officer Mr Daren Zuk with regard to this application as follows.

Richard Bell Architecture Ltd have been appointed as the new architect and agent for the above and have been instructed to develop proposals which differ marginally from those which are the subject of the applications listed below, (which were submitted by the outgoing architect/ agent). Most of the adjusted proposals could be dealt with via the non-material amendment process. However, due to the number of minor amendment applications that would be required to address items across the various prior applications, we agreed that it would be expedient and more manageable to deal with them all in one consolidating householder application which we are now submitting.

2023/0929/P

Erection of single-storey rear/side infill extension.

Householder Application – Permission Granted 11/05/2023

2023/0785/P

Replacement of rear windows and windows on East elevation of first floor.

Certificate of Lawfulness (Proposed) – Granted 07/07/2023

2023/0773/P

Replacement of all windows and door on the front elevation, installation of 4 roof lights (2 on the main roof and 2 on the extension), replacement of windows to the third floor rear elevation, replacement of metal balustrade and new screen and decking on the 2nd floor rear elevation.

Householder Application – Permission Granted 08/08/2023

Mr Zuk kindly suggested that I email him personally once the application has been uploaded to the planning portal so that he might arrange for it be directed to him as he has prior knowledge of the applications – in particular 2023/0929/P

relating to the single-storey rear/side infill extension.

As discussed, we have clearly highlighted on the drawings which items already have consent (and under which prior application) and which items are amendments to prior consents. Where further information is required this is provided within the Design and Access Statement.

This application is supported by the following documents:

- This Planning Statement
- Design and Access Statement incorporating Heritage Statement and Site Photographs
- CIL Form
- 2206 EX00 Site Location Plan
- 2206 EX01 Site Layout as Existing
- 2206 EX02 Basement, Ground and First Floors as Existing
- 2206 EX03 Second Floor, Third Floor and Roof Plan as Existing
- 2206 EX10 Section A-A as Existing
- 2206 EX11 Section B-B as Existing
- 2206 EX12 Sections C-C and D-D as Existing
- 2206 EX20 Front and Rear Elevations as Existing
- 2206 PA01 Site Layout as Proposed
- 2206 PA02 Basement, Ground and First Floors as Proposed
- 2206 PA03 Second Floor, Third Floor and Roof Plan as Proposed
- 2206 PA10 Section A-A as Proposed
- 2206 PA11 Section B-B as Proposed
- 2206 PA12 Sections C-C and D-D as Proposed
- 2206 PA20 Front and Rear Elevations as Proposed
- 2206 PA51 Proposed Sash Window Details
- 2206 PA52 Proposed Third Floor Front Dormer Window Details
- 2206 PA53 Proposed Second Floor Terrace Door Details

Yours faithfully,

A stylized, handwritten signature in black ink, consisting of several fluid, overlapping strokes that form a unique, abstract shape.

Richard Bell RIBA