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Planning Department  
LB of Camden Council  
5 Pancras Square  
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Dear Sir/Madam

**Application for external alterations to the rear garden including new glazed sliding doors and alteration to retaining wall.**

We are instructed by our client to submit the enclosed planning application at 14 Well Road for householder works to their property. The works include the installation of new glazed sliding doors improving access to the garden and an alteration to the existing retaining wall, moving it to the boundary and introducing a new low level planter to enhance the clients enjoyment of their small outdoor space, improving the amenity of the family home. These works are isolated to the rear garden and are not visible from the street.

This application refers solely to works to the rear that were considered 'not opposed in principle' in the delegated report for application 2023/0208/P. Paragraph 3.20 of the report set out the following:

*'3.20 - The landscaping alterations proposed to the side passage are not opposed in principle and would not be highly visible from the street. There is no objection as such to the additional door giving access to the garage, the rooflight over the garage, the new bin store or the new glazed sliding doors to the rear of the site improving garden access.'*

The following documents are submitted in support of this application:

- Completed application forms;
- Design and Access statement (included in this covering letter);
- Heritage Impact Statement (included in this covering letter);
- Completed CIL form 1;
- The following plans:
  - Location and block plans (ref: X\_10\_01)
  - Existing and Proposed Plans and Elevations (refs: P\_20\_-01, P\_40\_01)

**Design and Access Statement**

The proposed works make no change to the existing access to the property.

### Heritage Impact Statement

National guidance together with London Plan Policy HC1 and Local Policy 7C requires that proposals preserve or enhance the significance and setting of heritage assets. This stems from Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which establishes a statutory duty for Local Planning Authorities, in respect to any buildings or other land in a conservation area, whereby “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

The properties to the rear of the site are Grade II listed. The listings for these properties are as follows:

- 25 & 27 Well Walk (ID: 1379165)
- 21 & 23 Well Walk (ID: 1379164)
- Madaton House (ID: 1379163)

The only works to the rear of the site relate to the installation of new sliding doors at lower ground level, and minor landscaping to alter the position of the retaining wall. Accordingly, there will be no detrimental impact to the setting of the listed buildings or the conservation area as a result of these works.

Yours Sincerely

*Daniel Pope*

Daniel Pope