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Development Management
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London Borough of Camden
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14th Sept 2023

REF: Granted Householder Application ref:2023/1699/P

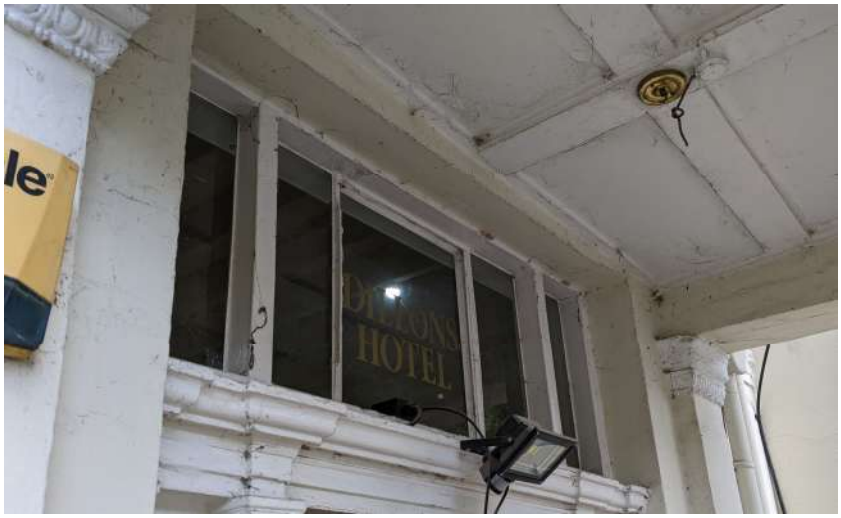
Contact: Brendan Versluys

**PROJ Reference:** 21 Belsize Park

Thank you for your email with additional information requirements. Please see my following responses to your questions about the window drawings from the Conservation Officer :

Question 1: *Drawing 2301 1417 P1 shows the loss of glazing bar detail within the fan light – this should be rectified.*

In order to produce these 1:10 detailed drawings for the planning we site measured all of the windows and found that the detail noted by the Conservation Officer in the fanlight above the front entrance door is actually a non-original metal framed opening sash that was inserted into the original timber frame. So once we discovered this we thought the correct thing to do was remove it in the new version, would then also match the architectural language of the other buildings in the conservation area. We note that the Conservation officer in their thoroughness of reviewing the drawings has found a discrepancy between the elevation drawing and the detail drawing, but the only reason we were doing this was to remove a non-original feature once we had additional site information. Please see below a site image of the fanlight. Please confirm if this is now acceptable to remove this, or if we should retain the feature?



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Question 2: *The doors shown in Drawing 2301 1420 P1 are labelled to be inserted into the upper ground floor to the front of the building. I don't think this is right. Could the location of the doors be clarified?*

Window type W22 - Correct, this is our mistake we apologise, the location in the Upper ground floor, rear elevation (left hand side) these are curved glass windows and doors. The drawing has been corrected and attached drawing 2031 1420 P2.

Question 3: *It's not clear where the doors shown in the drawing 2301 1430 P1 are located and how they relate to the building.*

The windows indicated on drawing 2301 1430 P1 are roof lights and located on the side elevation roof. These are not doors.

Question 4: *I question toughened glass and if it is appropriate in a residential building – what is the thickness of the double glazing.*

We have the requirement for robust strength glass in this building for the following reasons:
It is a Building Regulation requirement (for all buildings), that glazing of a height under 800mm (above floor level), must withstand an impact load and meet a performance criteria (as defined in Approved Document K of the Building regulations), and this generally is achieved by either laminated or toughened glass.
Certain windows on the lower floors are deemed to be a security risk and a standard strength glass would not withstand impact, we wish to use a robust security glass.

The overall thickness of a sheet of Low E toughened glass is 4mm. The overall thickness of the double glazed unit will vary between 20 -24mm depending on the condition and size of the existing frames.

Regards

Lawrence Foster

Director
Lawrence Foster Architect