



23rd November 2023
REF: GIC-RW-001

Dear Camden Council Planning Services

RE: WEEPING ASH, OAK HILL PARK, LONDON, NW3 7LP

The above two storey property has a mono pitched roof with steep dormer rooflights, and the external walls are clad with white cement board, windows and doors are single glazed composite type with aluminium clad timber frames. The application site is within the Hampstead Conservation Area, and our proposals do not impact on the amenity of the conservation area.

The house was built in approximately 1976, along with the application to restore the house to habitable conditions (2023/4272/NEW – submitted 06.10.2023 and awaiting verification), this application seeks to carry out the following works:

- The change-of-use of the garage connected to the house into habitable space.
- A new front door and lobby arrangement to replace the current garage door.
- New painted metal balustrade guarding to the drive.
- Changes to the front steps to allow for safer use and lowering of front patio area.
- Raising of upper ground floor rear window head heights to allow better view of the garden.
- New patio doors to the terrace.
- New rear decking to wrap around up to the bedroom.
- New balustrade guarding to the rear terrace, 'approach a' shows this as painted metal to match that proposed along the drive, 'approach b' illustrates the balustrade as glass, which is more sympathetic to the building's material pallet.

These proposals are illustrated in the following documentation to support the application:

- GIC-001 Site Location Plan
- GIC-010 Existing Site Plan
- GIC-400 Existing Plans and Elevations
- GIC-412 Proposed Plans and Elevations
- GIC-420 Existing Materials
- GIC-430 Proposed Materials

Referring to the Hampstead Conservation Area Appraisal Statement, converting the garage into habitable space with a more traditional house frontage will reinstate the character of the house.

In addition, following the guidance within the Hampstead Conservation Area Design Guide, the proposals seek to retain and repair original features where possible and replace existing when in disrepair.

Kind Regards

Remi Waters
(for and on behalf of BB Partnership Ltd)