

15th April 2024
Our Ref: 23.5013

120 Bermondsey Street
London
SE1 3TX

T 0203 268 2018

Planning Department
London Borough of Camden 2nd Floor
5 Pancras Square
Town Hall
Judd Street
London
WC1H 9JE

Dear Mr Versluys

Re: Response to comments for S73 application (ref. 2024/0294/P) at 60 South Hill Park, London, NW3 2SJ.

We are writing on behalf of our client, Ms Emma Davies, in response to the Council's comments on the Section 73 application (ref. 2024/0294/P) which was submitted to vary Condition no.2 of application 2022/4551/P on 1st February 2024.

Following review of the comments, the client has proposed the following amendments to address the Council's concerns.

Roof Lights

In response to the Council's concerns on the proposed rooflights, this application now seeks to amend the rooflights such that they are in line with the other windows on the main elevation. In addition, the client is now proposing inset, multi-pane conservation rooflights to ensure the development is sensitive to the surrounding conservation area. Please see updated drawings for further details.

Windows

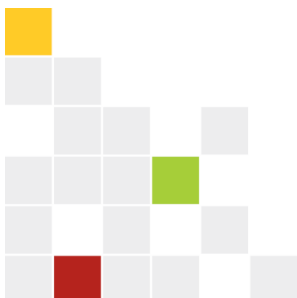
All proposed amendments to the fenestration have been withdrawn and the drawings updated to reflect this.

Alterations to Side Elevation

In addition, as the Council deemed the amendments to the side elevation to be unacceptable, the Client has also decided to withdraw this element of the application. Drawings have been updated accordingly.

Conservatory

Additional details have been submitted for the proposed conservatory as requested. The existing conservatory will be renovated with a traditional conservatory style comprising a timber rafter glazing system with metal cover



profiles at junctions and new timber casement windows. It is important to note the materials proposed have been carefully selected to match the palette of the existing building and the conservatory will remain subservient to the host building.

The new conservatory will be slightly taller. The eaves will be 300mm higher than the existing conservatory, the verge will only be 25mm higher where it meets the building and the whole structure will remain below the height of the existing party wall at No. 62. The new roof pitch will match the pitch of this party wall. Please see updated drawings for further details.

The new conservatory will be a significant improvement to the existing structure at the rear of the property and will cause no harm to the conservation area. It is considered that the proposed conservatory will improve the view of the rear of the property from Hampstead Heath by updating the existing run-down conservatory with a modern replacement with only the most modest of changes to its scale.

We trust that these amendments are acceptable and therefore we respectfully request that the Council approve this application without delay.

However, should you have any questions please do not hesitate to get in touch.

Yours sincerely



Fiona Duffy
Graduate Planner

Tel: 07707171116

Email: fionaduffy@boyerplanning.co.uk