



Elaine Quigley
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Our ref: Let.060913.PC.646.Demo
Your ref. 2011/2986/P
2011/2988/C
Email: philclark@galliardhomes.com

6th September 2013

Dear Ms. Quigley

**RE: Planning (Listed Buildings and Conservation Area) Act 1990
Application for the demolition of the retained façade in respect of Planning Application ref.
2011/02986/P and Conservation Area Consent ref. 2011/02988/C at nos. 44-45 Belsize Park, NW3.**

Following our site meeting with Hannah Walker and Naran Pindoria on Wednesday 4th September, to discuss the stability / future of the retained façade, as agreed, please find enclosed our Conservation Area Consent application for the demolition of this façade.

Enclosed with this application, submitted via Planning Portal (ref. PP-02874766), we include the following:

- Site location plan
- Approved planning drawings identifying façade retention
- Letter dated 4th July 2013 from O'Shea's Construction Director regarding concerns regarding façade and ability to provide future building warranties;
- FORM Façade Inspection Report, dated 23rd July 2013 regarding façade mitigation works required to ensure structures future stability;
- Letter dated 16th August 2013 from Regional Building Control updating his position / concerns following a review of the FORM Façade Inspection Report;
- Pull-out and Shear Fixing tests carried out by SwanTest, dated 27th August 2013, carried out to test the feasibility of future bracing to carry out structural mitigation works; and
- Letter dated 2nd September 2013 from FORM summarising SwanTest's fixing tests.

As explained to officers on site, and tested by Mr. Pindoria himself; the façade is of a very poor construction and is a 'live' structure that, despite any attempt to implement any of the identified mitigation measures, remains a health and safety risk and could topple at any time.

We therefore trust you have sufficient information to determine our application, however, should you require further information, please do not hesitate to contact me.

Rest assured, an application for the replacement of the façade – as agreed with yourself – will follow momentarily.

Yours faithfully,

Phil Clark