

My Ref: RAB/PC3/13p

2 September 2012

Development Control
Directorate of Planning
London Borough of Camden
Town Hall Extension
Argyle Street
London WC1H 8EQ

Dear Sirs

17 College Crescent London NW3 5LL

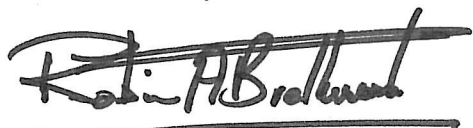
I attach for your attention an application for a rear extension to the above property. This involves the reconstruction of the present 4 storey extension to a similar height and profile on its upper three floors, but with an expanded floor area at the basement level.

The required drawings are included: nos 0905/EN1, 2, & 3 (as existing) and nos 0905/PN1A, PN2A & PN3 (as proposed). I also enclose a site plan (0905/S1A) and a location plan (0905/L1) together with the necessary forms, a Heritage, Design & Access Statement and a short structural report. A fee is not necessary in this case as it is simply the resubmission of an earlier refused scheme within 12 months of that decision (dismissed on appeal) and with the omission of just one element – a conservatory.

This application addresses the one remaining issue following the previous application and appeal, and should therefore now be acceptable. The details are explained in the Heritage, Design & Access Statement. A Certificate of Lawfulness has been issued on appeal for a proposal to self-contain the 9 bed-sitting rooms on the three upper floors of this property. This is not shown on the submitted plans, but this application is submitted without prejudice to my clients' ability to undertake this work.

I hope that this provides you with adequate documentation, and that you can agree that the proposal is acceptable. If you have any reservations, or if anything needs further clarification please let me know prior to your formal decision.

Yours sincerely



Robin Bretherick
FRICS DipTP MRTPI

robin bretherick associates
woodbank, the ridgeway
gerrards cross
bucks SL9 8NP

tel: 01753 887 745
fax: 01753 890 749

mail@robinbretherick.co.uk
www.robinbretherick.co.uk



robin bretherick DipTP FRICS MRTPI
chartered town planner
chartered surveyor

wendy bretherick BA DipEd MRTPI
chartered town planner

Regulated by RICS