

From: "Garratt, Tina" <Tina.Garratt@camden.gov.uk>
Subject: **RE: 371; Tower Court - Conservation**
Date: 1 March 2011 12:32:30 GMT
To: "Shirin Alavi" <s.alavi@panterhudspith.com>

Hi Shirin

Further to our meeting, I set out below a synopsis of our site discussions relating to each of the floor levels within the property:

Basement

1. The existing basement staircase is a modern insertion. Its removal and relocation to beneath the original staircase which provides access between ground and third floor level would be acceptable.
2. The refitting of the bathroom and front room will not harm historic fabric and therefore general refurbishment works are considered acceptable.

Ground

1. The hallway partition and staircase on the north side of the property is a modern addition and proposals to remove both are acceptable.
2. The retention of the existing doorway into where the kitchen is to be located would provide relatively close access to the covered utility area that
3. Blocking off the existing doorway at the foot of the stairs and creating a doorway into the front room at ground floor level is an acceptable alteration given that both openings would have existed originally.
4. It is considered that the retention of the existing doorway at the foot of the stairs would provide relatively close access to the covered utility area that proposals to take out the window at the rear to provide new access into the utility would be generally resisted as this window is one of the few surviving original windows in the property. However, consideration could be given to the modification of the window into a door if much of the fabric were retained, subject to detailed drawings and further justification.
5. Double glazing the roof over the external utility would not result in the loss of historic fabric and would not harm the setting of the building and is therefore acceptable.

can be fitted within the existing frames (retaining existing glazing bars) or the replacement windows will reflect the existing glazing bar widths and profiles, it is likely that consent would be granted for double glazing on the front elevation of the property in light of the noise generated from its location.

I trust you find this advice to be an accurate description of our on site discussions. I would be happy to take a look at proposals for the alteration of the rear window into a door to assess the impacts of the proposals.

Kind regards

Tina Garratt
Conservation and Urban Design Officer

Telephone: 020 7974 2537

-----Original Message-----

From: Shirin Alavi [<mailto:s.alavi@panterhudspith.com>]

Sent: 25 February 2011 15:35

To: Garratt, Tina

Subject: 371: Tower Court - Conservation

Dear Tina

I have been trying to contact you this week but have not had much luck. We are looking into the detail that we discussed for the rear window to Tower Court.

In the mean time please could you send us your report to include all other items that were discussed?

Man thanks.

Regards

Shirin Alavi

panter hudspith architects
4 - 8 emerson street, london, se1 9du

From: "Garratt, Tina" <Tina.Garratt@camden.gov.uk>
Subject: **RE: 371: Tower Court - Conservation**
Date: 17 March 2011 08:35:17 GMT
To: "Shirin Alavi" <s.alavi@panterhudspith.com>
Cc: "Mark Panter" <mark@panterhudspith.com>

Hi Shirin

My sincerest apologies this is later than promised. I have finally had a proper look at your proposals and in my opinion given that the window will largely remain in tact yet will allow the small dwelling to function better I consider the proposals to be acceptable. No historic fabric will be lost and if necessary the window could be easily reverted back to a window at a later date. In addition, the window is at the rear and will not be visible from the public realm. Accordingly I would be happy for this proposal to be included in an application.

With regard to the proposed panelling, it was apparent on site that much of the panelling appears to be a modern addition, which has been made to look old. Therefore proposals to treat or line the panelling as you suggest are likely to be acceptable. However, I would be grateful if you could provide more details about how this would be undertaken as part of the formal application i.e. what treatment would be applied or how the lining would be attached to the existing panelling.

I shall log this advice as part of the previous enquiry – ref. CA2011\ENQ\00501

Best wishes

Tina Garratt
Conservation and Urban Design Officer

Telephone: 020 7974 2537

From: Shirin Alavi [<mailto:s.alavi@panterhudspith.com>]
Sent: 03 March 2011 09:51
To: Garratt, Tina
Cc: Mark Panter
Subject: Re: 371: Tower Court - Conservation

Dear Tina

Thank you for your comments. Please find attached a 3 page pdf file to address the modification to the original window to the rear of the property.

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