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Ref. 370/planning/

11/01/11

Planning Department
London Borough of Camden
Camden Town Hall
Judd Street
London WC1H 9JE

Dear Rob Willis,

19 Elizabeth Mews, London, NW3 4UH
Householder Planning Application within a Conservation Area

On behalf of our clients Mr. and Mrs. G. Hannam please find attached the resubmitted householder application of the above property for a roof extension to the existing dwelling house. The reference of the withdrawn application was PP-01250771

We have submitted the following documentation online via the Planning Portal:

1. Signed Householder Application Form and Certificate
2. Drawing 1001 Site location plan
3. Drawings 1101 to 1102 Existing floor plans
4. Drawings 1151 to 1154 Existing elevations and sections
5. Drawings 1201 to 1204 Proposed floor plans
6. Drawings 1251 to 1254 Proposed elevations and sections
7. The Design and Access Statement 370-DAS

Further to our pre-planning meeting on 02/07/2010 and our subsequent conversations and emails we understand that the design officer has indicated that of the two sketch options submitted on 15/12/2010, Option B was preferable. We have taken on board the points that you raise as follows:

1. Alteration to the front door: Set back of the front door: As your colleagues suggested, we have retained a small set back to the front door as an attractive feature.
2. Sunlight and daylight information: We have used a pitched roof with a lower ridge line and a hipped end ensuring that not only is it barely visible from the street but, as the included daylight study shows, blocks less light than the previous proposal.
3. Roof of main body of extension should match and be no higher than the adjacent property: We have ensured this is the case.

4. Front wall of the arm should not extend out further than the main elevation: We have ensured this is the case.
5. Existing proportions and building lines of ground and first floors: These have been maintained.
6. Relationship between the main body of the extension and the staircase arm. The arm was included in the designs at pre-application stage and is necessary for the stairs' headroom. The pitched roof ensures it adheres to the logic of the main part of the extension and the adjacent properties and follows the form, materials and detailing around the corner of the buildings beneath.

The revised proposal is essentially the same as that withdrawn but with a less prominent roofline minimising blocked light to adjacent properties and a more sympathetic form to the rest of the mews. The form and details of the new roof and fenestration are as traditional and sympathetic as possible with the context and character of the existing conservation area.

We look forward to your response.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Martin Wells', written over a horizontal line.

Martin Wells
Wells Mackereth