

15 August 2008

Victoria Fowles
Conservation & Urban Design Officer
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Dear Victoria,

Proposed alterations to 3 Lyndhurst Terrace, London NW3 5QA
PRE-APPLICATION ENQUIRY

Following on from our meeting at Town Hall on 16 May 2008 and your subsequent email dated 20 May 2008, I am writing as suggested with some drawings of the existing building and some outline proposed alterations and various site photographs.

As discussed previously, my clients own the basement and ground floor levels of this house and have inherited it in a fairly poor state of repair. The house is semi-detached (with no. 1 Lyndhurst Terrace) and is Grade 2* listed.

At some point in the past (1980s and before), various unsympathetic additions have been made to the house and these can be seen on the attached photos. The areas that my clients wish to improve upon and alter are as follows.

1. Front garden covered structure. Green painted steel columns with a polycarbonate roof and quite ramshackle. The apex of the roof is clearly visible over the front garden wall. This structure extends from the front garden wall all the way to the front porch. My clients would like to replace this with a new timber construction lightweight enclosed structure with French doors, skylight and a timber pergola as shown on the attached drawing no.s 99/102 and 106. This structure would be combined with the front bedroom extension (shown on attached image 10) as one space. This would also mean that the nasty casement window and door and brick front elevation of this extension would disappear via demolition.
2. Front garden area. All dwarf walls and additions to be removed in order that whole of front courtyard is kept open and clear.
3. Front gates to pavement crossover. The proposal is to widen these by 150mm each side in order that cars can be driven through more easily.
4. Main entrance at ground floor level. Widen the doorway into the main wall and remove the WC as shown on drawing 99/102.
5. Rear elevation at ground floor level. Remove the unsympathetic rear tiled extension structure and reinstate the rear balcony – decorative brick construction to match no. 1 Lyndhurst Terrace. Reinstall with new French windows in the old/previous window openings – all as per drawing no. 99/107. This would also involve removing the recently installed white painted timber structure adjacent to this/ Please note that this structure was installed by the occupants of no. 1 Lyndhurst Terrace.

6. Front elevation at basement level. Lower the windows cills to the front lightwells.
7. Rear elevation at basement level. Demolish the set back rear French windows which we believe are not original and widen the opening. Insert new French windows into the rear decorative brick Gothic arches in a similar manner to the ground floor windows. Lower the cills of the rear basement windows. All as per drawings no.s 99/101 and 107.
8. Various internal alterations at basement level as shown on drawing no. 99/107. This includes widening some existing arches, making a new opening and building a new wall to subdivide two rooms.

We are intending to make a Listed Building and Planning application in respect of the above but would welcome the chance to talk to you further about these proposals prior to doing this - particularly if this could be done on site.

You also mentioned that it could be constructive to involve English Heritage as well.

I look forward to hearing from you.

Yours sincerely,

Jonathan Clark

Enc: Drawing no.s 99/001-003, 005-007, 101, 102, 105-107

cc Robert Newmark, 3 Lyndhurst Terrace



Image 1 – Front elevation, 3 Lyndhurst Terrace showing existing gates



Image 2 – Corner view showing Shepherds Path and view of existing skylight over garden courtyard



Image 3 – Rear elevation, view from garden



Image 4 – Rear extension and recently installed white painted structure adjacent



Image 5 – Rear windows and arches at basement level



Image 6 – Internal view of basement living room/dining room with arched opening to kitchen



Image 7 – Internal view, ground floor drawing room looking out through rear extension



Image 8 – Front garden courtyard internal view



Image 9 – Front garden courtyard internal view of columns and wall to Shepherds Path



Image 10 – Front garden courtyard internal views of porch and front ground floor extension