

2009/1624/NEW

(E)

**TREVOR | LAHIFF ARCHITECTS**



Ms Katrina Christoforou  
Development Control  
5<sup>th</sup> floor, Camden Town Hall Extension  
Argyle Street  
WC1H 8EQ

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03 April 2009

ref 795/3.2/090403 Resubmission of planning application 54

re 54 PARLIAMENT HILL – NW3 2TL

Dear Katrina

Further to our recent meetings and the decision to withdraw the application on 24<sup>th</sup> Feb 2009, please find enclosed our resubmitted application.

We have revised the roof extension to reflect the mansard style with dormers as advised by yourself and following the guidelines in section 41. Roofs and Terraces of Camden Planning Guidance December 2006.

We trust this design and materials qualify as being of the highest quality given the level of visibility and prominence of the rear extensions.

I trust this new application meets your requirements and helps explain our proposal, and look forward to receiving a positive decision from you.

Yours sincerely

Wojciech Gawor

Encl.

795 3.2 090403 Design and access statement 54

Withdrawal of application dated 240209 ref 2008/4802/P

Acknowledgement of receipt of a planning application dated 210109 ref 2008/4802/P

Decision certificate of lawfulness dated 130209 2008/4799/P



Mr Tim Cronin  
Development Control  
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03 April 2009

ref 795/3.2/090403 Design and access statement 54

re **54 PARLIAMENT HILL – NW3 2TL**

Dear Sirs

The following issues have been covered under the requirements of a design and access statement:

**1. USE**

The use remains a single family dwelling.

**2. AMOUNT**

The roof addition gives more space to the top rooms. The new balustrade over the rear extension reinstates the balcony space to the ground floor in keeping with the original balcony. Both added spaces contribute positively to the enjoyment of living in the house.

**3. LAYOUT**

The layout of the house remains the same.

**4. SCALE**

The roof extension is set back from the edge of the rear elevation which thus retains its original scale. The roof extension keeps to the existing room ceiling height which respects the scale of these rooms. Following the advice and guidelines from Camden council planning the roof extension has been designed in a mansard style with dormer windows which respects the character of the surrounding properties and is in keeping with scale and age of the property and compliments the original features.



5. LANDSCAPING

The landscaping of the house remains unchanged.

6. ACCESS

The access of the house remains unchanged.

I trust this meets your requirements and helps explain our proposal.

Yours sincerely

Wojciech Gawor

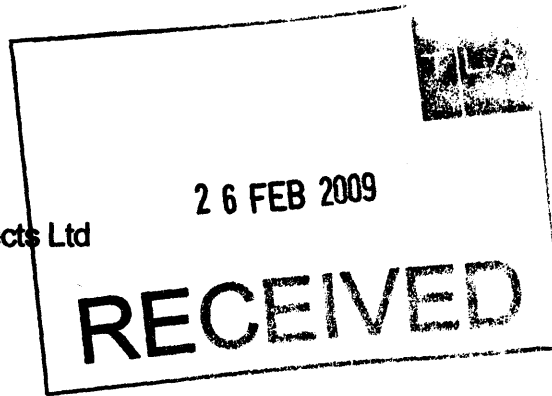


Development Control  
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Tel 020 7278 4444  
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Mr David Balkind  
Trevor Lahiff Architects Ltd  
Geneva House  
99 Knatchbull Road  
LONDON  
SE5 9QU



Application Ref: **2008/4802/P**  
Please ask for: **Katrina Christoforou**  
Telephone: 020 7974 5562

24 February 2009

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)  
**WITHDRAWAL OF APPLICATION**

Address:  
**54 Parliament Hill**  
**London**  
**NW3 2TL**

Proposal:  
Erection of rear lower ground floor extension with roof terrace above and associated timber deck and balustrade, a full width rear roof extension with rear balcony and associated balustrade, a new roof terrace above with glass balustrade, and alterations to windows on the first floor rear elevation to dwelling house (class C3).

I am writing to inform you that your application was withdrawn by the Council, as requested in your email dated on 11<sup>th</sup> February 2009.

Yours faithfully

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)

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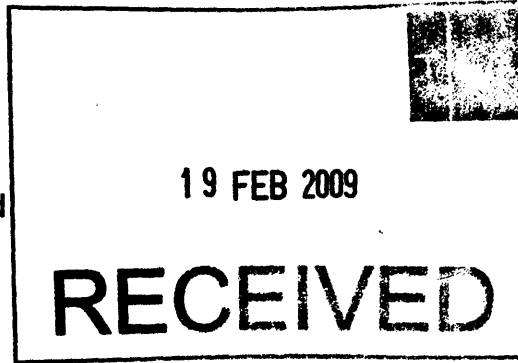


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Trevor Lahiff Architects Ltd  
Geneva House  
99 Knatchbull Road  
LONDON  
SE5 9QU



Application Ref: 2008/4799/P  
Please ask for: **Jennifer Walsh**  
Telephone: 020 7974 3500

13 February 2009

Dear Sir/Madam

### DECISION

Town and Country Planning Acts 1990, Section 191 and 192 (as amended by Section 10 of the Planning and Compensation Act 1991)

Town and Country Planning (General Development Procedure) Order 1995

### Certificate of Lawfulness (Proposed) Granted

The Council hereby certifies that the development described in the First Schedule below, on the land specified in the Second Schedule below, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended.

#### First Schedule:

Erection of rear extension at lower ground floor level, window alterations at rear first and second floors and installation of a roof light to front roof slope to dwelling house (Class C3).

Drawing Nos: Site Location Plan; 300/P3: 301/P3: 302/P3: 303/P3: 304/P3: 305/P3: 306/P3: 307/P3: 308/P3: 309/P3: 310/P3: 311/P3: 312/P3: 313/P3: 314/P3: 315/P3: 316/P3: 317/P3: 318/P3; 11060-24;

#### Second Schedule:

**54 Parliament Hill**

**London**

**NW3 2TL**

#### Reason for the Decision:

- 1 The single storey rear extension is permitted under Class A of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995, as amended by (No. 2) (England) Order 2008.



3. This Certificate applies only to the extent of the use~~\*/operations\*/matter\*~~ described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use~~\*/operations\*/matter\*~~ which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

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LONDON  
SE5 9QU

22 JAN 2009

RECEIVED

Application Ref: 2008/4802/P  
Associated Ref: 2008/4799/P  
Please ask for: Katrina Christoforou  
Telephone: 020 7974 5562

21 January 2009

Dear Sir/Madam

## ACKNOWLEDGEMENT OF RECEIPT OF A PLANNING APPLICATION

Thank you for your planning application for Full Planning Permission dated 15 August 2008 which we received on 08 October 2008, together with the required fee of £150.00 for the property listed below.

Address:  
54 Parliament Hill  
London  
NW3 2TL

The Proposed Work: Erection of rear lower ground floor extension with roof terrace above and associated timber deck and balustrade, a full width rear roof extension with rear balcony and associated balustrade, a new roof terrace above with glass balustrade, and alterations to windows on the first floor rear elevation to dwelling house (class C3).

We make every effort to reach a decision as soon as possible. The government sets targets for deciding these types of application within 8 weeks. Between April 2006 and March 2007 we made 87% of decisions for these types of applications within 8 weeks.

We aim to make a decision on your application by 13 February 2009.

If your fee was paid by cheque and the bank reference is as follows: 195 3.2.000.20



Date 10/10/08

Receipt no. 75355

Planning  
London Borough  
of Camden  
Town Hall  
Argyle Street  
London WC1H 8EQ

Received from M. Trevor Lahiff Architects Ltd  
the sum of one hundred and fifty pounds  
for 52 PARLIAMENT HILL

Tel. 020 7974 4444

VAT Registration No:  
232 - 3164 - 03

Signed for Director of Environment  
N-000204

by Cash ☐ Cheque ☒ PO ☐

Date 10/10/08

Total £ 150.00