

BOC/AH

14th October, 1985

London Borough of Camden,
Camden Town Hall,
Argyle Street Entrance,
Euston Road,
London WC1H 8EQ.

Dear Sirs,

Re: Goldhurst Mansions,
7/19 Goldhurst Tec. NW6

We enclose another Planning Application for the top floor of the above block of flats. This has been necessary because circumstances have changed since the last Application and the date of the Refusal Notice would render Appeal "out of time".

The following points are made in support of this Application:-

1. Copies of Bloomsbury County Court decisions are attached, which concern the tenure of part of the top floor.
2. The whole of the 5th floor was designed (see copy of original Drawings attached) to provide two further flats. The end rooms have been in habitable use and the box room used as residential accommodation (storage).
3. The proposed development slightly reduces the total floor area of the 5th floor, but increases the cubic area because of the dormers. Since the residential content including the 5th floor living and storage areas is not increased, the plot ratio remains virtually constant and therefore the present proposal cannot be considered as over development of the site.
4. The present services to the building are very adequate and much under utilised. It is contended that the proposals only affect the additional use of the lift, but it is not intended to alter these facilities. The existing walk-up to the 5th floor will remain as the means of access.

5. It is felt that the proposals will not adversely affect the amenities of the residents since even in the construction phase there is sufficient area around the building (see site plan) for the storage of materials. The region of scaffold and hoist will only be permitted on the South West flank, which might only affect some bathroom and corridor windows (see original plan). However, the Specification of Works will fully safeguard and insure buildings, contents and persons against exigencies.

6. The proposal seeks to implement the plan which was originally intended, thereby providing additional living accommodation within the present structure and although altering the roof fenestration nominally considerable improvements will thereby be implemented.

Yours faithfully,

Chestertons