

WEBB ARCHITECTS LIMITED

03rd January 2007

Bethany Arbery
Camden
Planning
Development Control
Camden Town Hall
Argyle Street
London
WC1H 8ND

ENV 4T POST ROOM
- 4 JAN 2007
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INN- 04/11/06 - NW

Dear Bethany,

Project: Ref: 2006/5053/INVALID PWX0203116945
5 Shepherds Walk, London NW3 5UE

Further to your letter of 8th November we comment on the points you raise as follows.

In your project description you refer to the *'installation of a domed roof-light'*. This domed roof-light is an existing roof-light that is being relocated from over the ground floor living room to the first floor. It was shown on drawing no: 904/112B, as part of the planning application PWX0103196/R3, which was approved on 8th October 2001, and should not therefore be included in the description of the current application.

The planning application (Ref PWX0203116/R1), which was granted planning consent on 23rd March 2003, is in the process of being implemented through the creation of the parking space and the change of use to form two self contained dwellings. We do not therefore consider that it is appropriate to treat the current application as a revision to whole of the March 2003 consent. We consider that the application should be treated as a new and separate application for the *'Erection of a garage with two storey extension over at first and second floors and changes to the elevations'*.

With regard to your last point, we set out as follows the planning consents which have been granted for 5 Shepherds Walk over the last few years and the progress which has been made in implementing them:

Application PWX9802197 submitted on 27 March 1998

Proposal was for the *'Conversion of house into two separate dwelling houses and installation of a Velux roof-light in front roof slope'*. This application was granted planning consent on 12th June 1998 and was implemented during

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1998, resulting in the creation of the two properties now known as 5 and 5A Shepherds Walk.

Application PWX0103196/R3 submitted on 2 October 2001

This application was for number 5 and covered the 'Erection of additional floors over ground and first floors of southern end of house, change of use of extended property into a self contained maisonette and a single dwelling house, together with elevational alterations and the provision of one car parking space'.

Planning consent was granted for this application on 8th October 2001. However, the applicant decided to modify the proposals and they were therefore not implemented, but were the subject of a revised application in 2002.

Application PWX0203116/r1 submitted on 5 November 2002

This was a revised application for number 5 and included the 'Erection of additional floors over ground and first floors of southern end of house, erection of 2 conservatories and creation of new basement level containing swimming pool, change of use of extended property to form two self contained dwelling houses, plus elevational alterations and provision of 1 car-parking space'.

This application was considered by Camden as a variation to the earlier application PWX0103196/R3 which had been granted planning permission on 8th October 2001. Permission was granted for the application on 26th March 2003 and the subdivision of the property was completed in January 2004 creating the self-contained unit now known as 5B which was subsequently sold as a separate dwelling to Mr R Jones. The additional floor, conservatories and basement works have not as yet been implemented. In addition the implementation of the car parking space was delayed because of the existence of a tree, subjected to a tree preservation order. This was therefore subject to a further planning application.

Application 2005/3732/T submitted on 1 September 2005

Proposal for number 5 Shepherds Walk for 'Front courtyard: 1 Silver Birch – Remove'.

This application was made to enable the consent for the car parking space granted on 26th March 2003 to be implemented. Permission was granted for removal of this tree on 11th October 2005 and the tree was removed and the car parking space formed in 2005.

Application 2006/1600/P submitted in 27 June 2006

This proposal was made by the adjoining owner of 5A and 5B Shepherds Walk to 'Change of use from two houses into single family unit including alterations to front and rear.'

This application was approved on 22 August 2006 and implementation is due to start in February 2007.

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Recent application 23 November 2006

To ensure the consent granted on 26th March 2003 ensues and that work can continue to be undertaken in partial implementation of this consent, discussions have been held with Camden Planning over the removal of condition 6 of the approved application PWX0203116/r1. Camden has agreed in principle that this condition need not be discharged and a formal application was submitted on 23rd November 2006 to have the condition removed. Implementation is due to commence in February 2007.

In summary the following work has been implemented in relationship to the consents granted:

- Division of property into a self contained maisonette and a single dwelling house: Permission PWX 9802197 granted 12th June 1998 and implement in 1998 and unit 5A Shepherds Walk created.
- Elevational alterations including closing up of existing windows and doors and division of property to form two self contained dwelling houses: Permission PWX 0203116/R1 granted 26th March 2003 and only aforementioned works implemented to create unit 5B Shepherds Walk in January 2004.
- Removal of tree in front courtyard: Permission 2005/3732/T granted on 11th October 2005 and tree removed and one off street car-parking space formed in 2005.
- Creation of single family unit combining 5A and 5B: Permission 2006/1600/P granted on 22nd August 2006 and implementation is due to start in February 2007.

The March 2003 Planning Approval has been implemented and therefore the approval will exist in perpetuity.

We trust this additional information now completes our application and we look forward to receiving approval for our proposals in due course.

Yours sincerely,



Richard Webb

cc Ben Blacker