



717-310-0609DC.01L-MH

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28 September 2006

Dear Ms. Plumridge,

42A Frognal Lane, NW3.

Further to our recently withdrawn planning and conservation application for the above site, your reference 2006/1937 and associated reference 2006/1938, please find enclosed reissued proposals, tree survey and arboricultural report together with a Design and Access statement (as the proposals are within a conservation area).

The enclosed comprises 10 copies of:

- 1:50 scale drawings of the existing buildings
- 1:50 scale drawings of the proposals
- 1:50 scale drawings of the proposals with the existing tennis pavilion superimposed
- 1:50 scale drawings of the proposals together with the demolished house on the site superimposed.
- Ten copies of the existing site and tree survey together with an Arboricultural Report and letter referring to the adjacent Ash tree.
- Six copies of the Design Access Statement which includes a written description together with illustrations that justify the application and design of the proposals.

The enclosed proposals take into account the concerns relayed to us by yourselves regarding the withdrawn application. We have lowered the proposed house as much as is possible without compromising the design. The top of the house is now below the eaves level of the adjoining Listed Building. As previously discussed we believe that the reference height for the proposals is that of the dwelling house demolished in 1989 and not the current tennis pavilion.

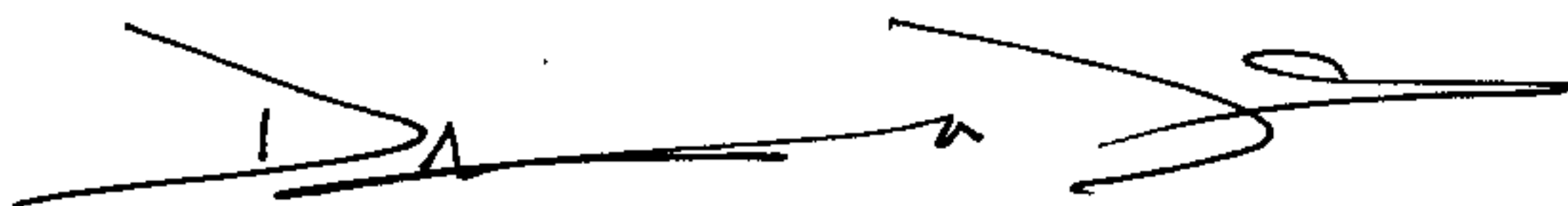
With regard to the light spillage and overlooking, the glazed areas are mainly at ground floor level on the west elevation of the proposals. The existing southwest and north boundaries are all heavily planted with conifers and evergreens. It is intended to retain this situation and where necessary enhance the planting to resolve any light spillage/overlooking concerns. The ground floor windows are also shown with timber shutters that are integrated into the design, which can be closed to alleviate any light

spillage. The owners of the proposal are also concerned about any overlooking from the adjoining properties into their property and are anxious to retain their own privacy. The proposals are some 50 meters from the rear of the buildings along Langland Gardens and Lindfield Gardens.

In response to your concerns regarding the welfare of the adjacent Ash tree (T4) we have enclosed a letter at the back of the arboricultural report regarding its present condition and recommended replacement, which we trust is satisfactory.

Should you have any queries regarding the enclosed then please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to be 'David Cox', written over a horizontal line.

David Cox
PKS ARCHITECTS LLP