

PURCELL MILLER TRITTON

architects, designers and historic buildings consultants

SP/jp/230779

Hannah Walker
Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

6 September 2006

Dear Ms Walker

4 John Street

In response to your comments stating that further amendments to application ref: 2005/512/L would not be acceptable, I duly enclose a new application for newly proposed works to the Basement at 4 John Street as proposed by consultants Metropolitan Workshop at the request of the client, for your consideration. In support, enclosed are drawings:

230779 – 001 Existing Site Location,
230779 – 002 As Existing Basement and Ground Floor Plans,
230779 – 004A As Existing Elevations,
230779 – 007C As Proposed Elevations,
230779 – 008L As Proposed Basement and Ground Floor Plans.

I would like to draw attention to the previous site meeting which you attended on the 30 June 2006. Following the discussions we had that day, we have revised the glass roof proposal in accordance with the discussions and we would therefore welcome your comments on this. The roof proposals show solid panels where access is needed from the ground floor to the garden.

We have omitted GRD05 from the Ground Floor Plan. As we do not have consent to have a door on the position, a further application will be submitted.

On the drawing I have noted that the vaults will use the 'Newton Membrane' tanking system as you suggested.

The balcony proposal as discussed on site is now being considered and we will duly submit a new application for this.

The Clove Building Maguire Street London SE1 2NQ Tel +44(0)20 7397 7171 Fax +44(0)20 7397 7172 www.pmt.co.uk

Principals John Burton Jane Kennedy Michael Morrison Mark Hammond Brian Anderson Andrew Clark Mark Goldspink Martin Stancliffe Chris Betts David Bissonnet
Nigel Sunter Kenneth Smith James Coath Geoffrey Holland Richard Putnam Richard Ellis Ian Alderton **Associates** Dante Vanoli Paul Prentice Simon Marks
Denis Butler Peter Gooderham Mike Rudd John Rutherford Matthew Hollingsworth Carl Andrews Christopher Cotton Ulrike Knox Oliver Caroe Stephen Elliott
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Page 2

Hannah Walker

6 September 2006.

Also enclosed are some light fixtures for use in room's GR02 Dining Room and FI02 Dining Room. The interior consultants Metropolitan Workshop have been working in conjunction with lighting specialists Spiers and Major. The light they have proposed recesses the bulb deeper into the ceiling to eliminate the 'lit disc' effect on the ceiling. Is this solution acceptable? We wait to hear your comments on this.

Regarding the new application, the following points highlight the changes from the last consented plan 230779 – 008F which we last received comments from you on the 31 May 2006.

- 1 The position of door BAD01 has been moved.
- 2 The Store in BA02 has been modified to form a walk through wardrobe, which includes a wash basin.
- 3 The Bathroom BA03 is to be replaced by a walk in Shower Room with a ceiling shower head and wall mounted controls. The floor will still be stone with the walls being tiled.
- 4 Generally, the internal partitions are now all studwork.
- 5 The position of WC BA04 has been revised to suit the new proposed Gallery space.
- 6 The Hall BA05 will be reorganised to become an enlarged space now the 'Gallery Ante Chamber'. The walls in this room will be panelled.
- 7 The existing staircase from the basement to the ground floor is to be replaced with details to be supported by Met Workshop.
- 8 The laundry BA06 has been reduced in size. The laundry will now be enclosed on the Gallery side by a glazed screen with glass door and to the light well side the infill beneath the bay will comprise a cavity wall, which will be rendered/plastered to the light well side.
- 9 Door BAD07 will now be a fully glazed door with access into the light well.
- 10 Hall BA07 no longer exists. BA07 is now the light well which will be an interior space with the glass roof over.
- 11 A new full height window BAW05 will be inserted into the existing opening.
- 12 The steps from the Kings Mews application (Application ref : 2006/2571/P) have now been noted on the plan.
- 13 The light well floor will be constructed as a temporary measure until the glass roof is fixed over.
- 14 The walls within the light well BA07 will be rendered with a colour to be confirmed.
- 15 You will note that despite having consent to demolish the base of Light Well BA10 floor in order to lower the floor to its original position, the client has now requested the light well base remains as existing.

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Page 3

Hannah Walker

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I hope that these points clarify previous discussions and highlight clearly the proposed changes included in this new application. I would be most grateful if you could let me know whether you require any further information to support this application and we will of course supply this as soon as possible to avoid causing any further delay to the process.

Yours sincerely



Steve Phillips

For Purcell Miller Tritton LLP

Encl.