

17 MAY 2006

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INV- 09/05/06 - NW

15th May 2006

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

For the attention of Matthew Durling

BY MAIL AND FAX TO 020 7974 1975

Dear Mr Durling

Re: **102 A FROGNAL LONDON NW3 6XU**
APPLICATION REF. 2006/1685

I am writing further to your letter of 9th May 2006 and our subsequent telephone conversation. With regard to the two points you have raised:

1. I have obtained a copy of the tree survey submitted with the previous application and can now confirm the following details:
 - i) The Crab Apple tree at the front of the site
This was planted in 2000 (5 years old). Our intention is to retain this tree
 - ii) The Apple tree adjoining the side wall of the existing garage
Approval was given under application ref. 2005/1284/P to remove this tree
It was noted in the previous report that 50% of this tree has died and the dead branches removed. A 100mm wide by 800mm long hole in the trunk has been filled with concrete many years ago. The tree is in a semi-healthy state but due to the loss of one of its main branches it is obviously ailing.
Its girth at 1.5 meters height is 250mm
Overall height is approximately 4.5 meters
Its spread is approximately 2.1 meters maximum
 - iii) Willow
This was planted in 2000 (5 years old) as a semi-mature tree.
Approval was given under application ref. 2005/1284/P to remove this tree
It is a healthy 5 year old tree
Its girth at 1.5 meters height is 110mm
Overall height is approximately 4 meters
Its spread is approximately 1 - 1.5 meters
 - iv) The 3 hornbeams located on the south boundary (with 100 Frogna)
These were planted in 2000 by the current owners of the property. They are to be retained

As agreed under the terms of the previous approval the 2 trees to be removed are to be replaced with similar trees within the rear garden of the proposed development.

2. As I confirmed when we spoke the house has been designed to comply with the latest requirements of Part M of the Building Regulations. We would be happy to discuss any further reasonable requirements you might want us to consider.

I trust that the above details are now sufficient to enable you to register this application but please do not hesitate to contact me if you have any further queries.

Yours sincerely



GUY STANSFELD
For Guy Stansfeld Architects and CZWG Architects

enc.

c.c. Piers Gough
Rex and Pauline Brown

GUY STANSFELD ARCHITECTS LIMITED

1st May 2006

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

For the attention of Cassie Plumridge

Dear Ms Plumridge

Re: **102 A FROGNAL LONDON NW3 6XU**
APPLICATION REF. 2006/1685

Further to your letter of 11th April 2006 and our subsequent telephone conversation please find enclosed the following documentation:

1. 5 No. copies of each of the following drawings:
 - 808 - EX02A - Existing Site Plan Showing Roof Plan, Demolitions and Existing Trees
 - 808 - EX03A - Existing Front Elevation
 - 808 - EX04A - Existing Rear and South Elevations
 - 808 - PL01A - Proposed Basement Plan
 - 808 - PL02A - Proposed Ground Floor Plan
 - 808 - PL03A - Proposed First Floor Plan
 - 808 - PL04A - Proposed Second Floor Plan
 - 808 - PL05A - Proposed Front Elevation
 - 808 - PL06A - Proposed Rear Elevation
 - 808 - PL07A - Proposed South Elevation and Cross Section A-A
 - 808 - PL08 - Proposed Section B-B
 - 808 - PL09 - Proposed Section C-C
 - 808 - PL10 - Proposed Roof Plan

Additional site photos showing the relationship between the existing conservatory and garage and the existing house at 102 Frognal.

In addition to the above please note the following with respect to the points raised in your letter:

1. All drawings have been increased to 1:50 scale
2. Section references are now shown on all plans
3. 2 No. additional sections have been included
4. As discussed we have included additional photographs showing the relationship between the existing conservatory and the host building. As I noted when we spoke our clients have already obtained planning permission for the demolition of the existing conservatory and garage.

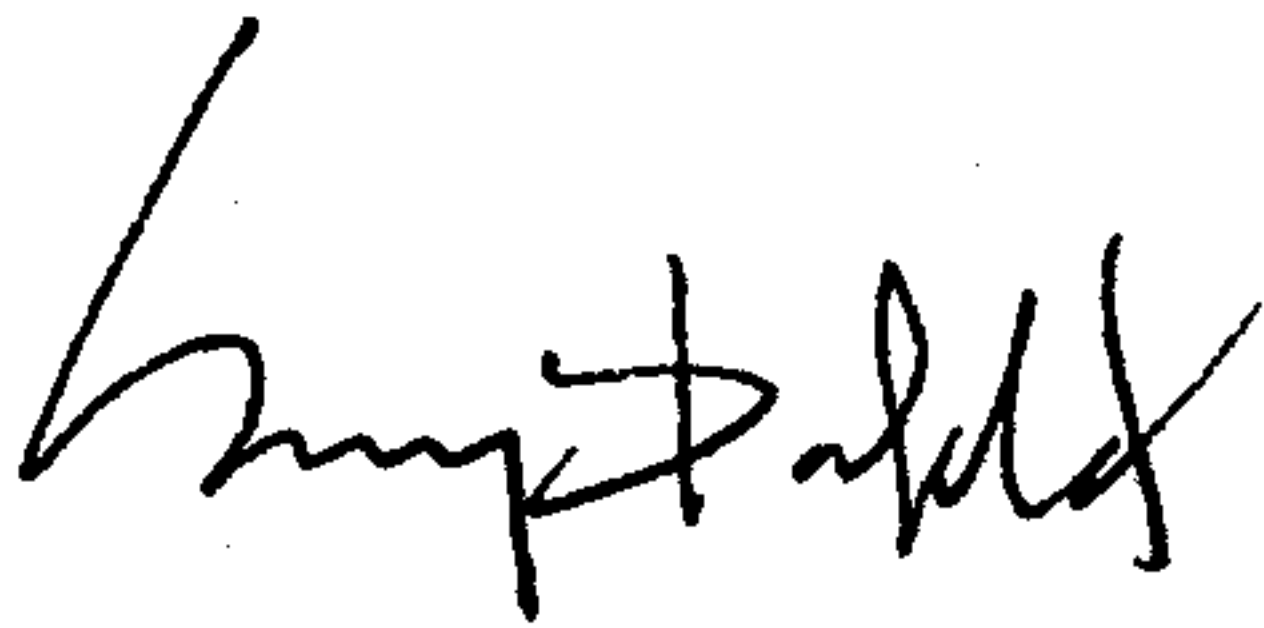
318 KENSAL ROAD LONDON W10 5BZ
TEL 020 8962 8666 FAX 020 8962 8777
www.stansfeld.com guy@stansfeld.com

5. A proposed roof plan has now been provided and a note added to the existing site plan explaining that it includes a roof plan of the existing building on the site.
6. As noted on our elevations all new windows are to be painted hardwood windows.
7. Existing trees and trees to be removed are shown on the Existing Site Plan. Please note that this application does not propose the removal of any additional trees not already approved under the previous application.

8. Additional photographs have been included.

I trust that you now have sufficient information to enable you to register this application as complete but if you have any further queries or if you require any further information please do not hesitate to contact me.

Yours sincerely



GUY STANSFELD
For Guy Stansfeld Architects and CZWG Architects

enc.

c.c. Piers Gough
Rex and Pauline Brown

3rd April 2006

North West Area Team Manager
Camden Planning Department
Argyle Street
London WC1H 8EQ

For the attention of Kiran Chauhan

Dear Ms Chauhan

Re: **102 A FROGNAL LONDON NW3 6XU**

Further to our letter of 17th March and our telephone conversation this morning please find enclosed our full planning application for the construction of a new house at the above address.

Our application comprises of the following documentation:

1. A cheque in the sum of £265.00
2. 5 copies of each the following drawings
 - 808 - EX01 - Site Location Plan
 - 808 - EX02 - Existing Site Plan Showing Demolitions
 - 808 - EX03 - Existing Front Elevation
 - 808 - EX04 - Existing Rear and South Elevations
 - 808 - PL01 - Proposed Basement Plan
 - 808 - PL02 - Proposed Ground Floor Plan
 - 808 - PL03 - Proposed First Floor Plan
 - 808 - PL04 - Proposed Second Floor Plan
 - 808 - PL05 - Proposed Front Elevation
 - 808 - PL06 - Proposed Rear Elevation
 - 808 - PL07 - Proposed South Elevation and Cross Section
3. 4 copies of the completed Planning Application Form
4. Completed Section 66 Certificate
5. 2 No. site photographs

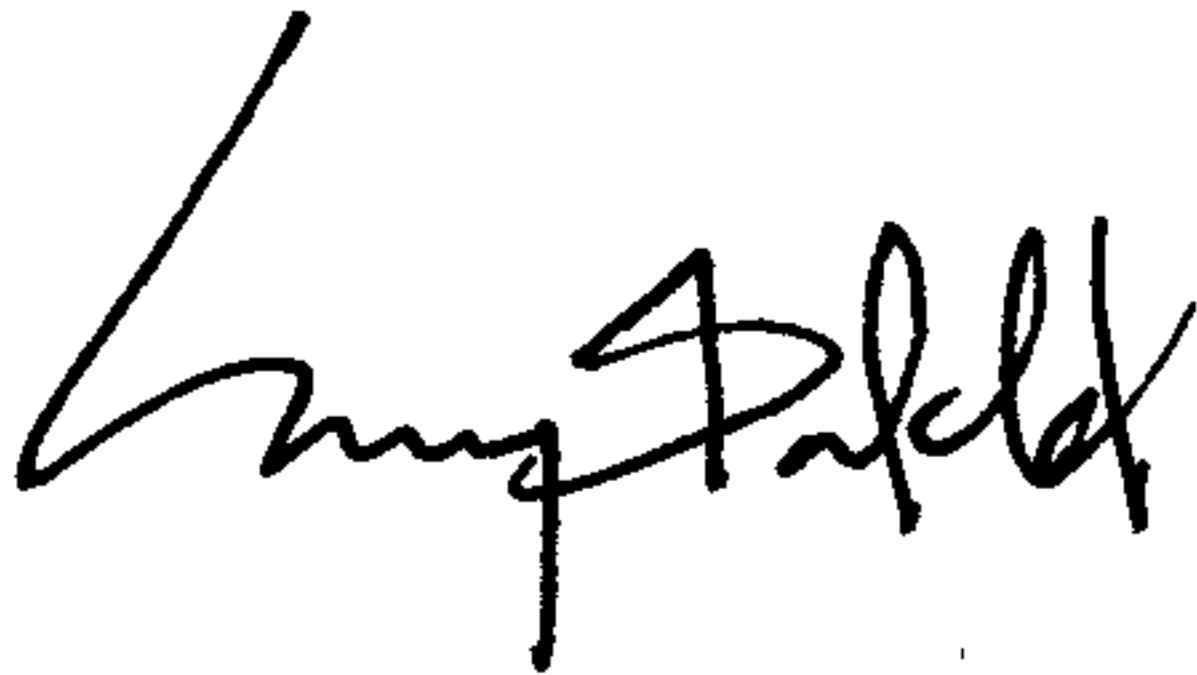
As we mentioned in our previous letter our clients have advised us that the Design and Conservation Officer who dealt with their previous application advised them that a contemporary proposal which respected its neighbours, but which had its own individual identity, would be welcomed. We believe that this approach reflects the pattern of development on Frognal generally and that by contrasting with, rather than mimicking, its neighbours this new house will enhance the architectural qualities of the adjacent houses and make a positive contribution to the neighbourhood generally.

The proposed house is set back from the street behind an existing brick boundary wall. A new opening has been formed in this existing wall to accommodate a wrought iron gate salvaged from the garden wall between No.s 102 and 102A Frogna. The new house steps down to the north to reveal the full extent of the gable wall of No.102 (currently obscured by a rather unsympathetic existing conservatory). On the south side of the property the new house steps in at each floor level to ensure that the daylight enjoyed by No. 100 Frogna is not compromised.

A very important feature of our design is the use of very high quality exterior finishes. The principle materials are to be glazed brick and dressed stone with painted hardwood windows.

As discussed this morning I would welcome the opportunity to discuss this application with you at your earliest convenience. In the meantime, if you have any queries or if you require any further details, please do not hesitate to contact me.

Kind Regards



GUY STANSFELD
For Guy Stansfeld Architects and CZWG Architects

enc.

c.c. Piers Gough
Rex and Pauline Brown