

# Fibbens Fox Associates

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**Your reference**

**Our reference** GAM/3398/AP1/lh

**Date** 17<sup>th</sup> January 2006

**BY FAX AND POST**

**F.A.O. DAVID BLOOM ESQ**

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990**

**3 WILDWOOD GROVE, NW3**

**ERECTION OF METAL RAILINGS ON FLAT ROOF OF SINGLE STOREY  
EXTENSION**

I am writing further to your letter of 5<sup>th</sup> January to Emma Zerdin, the owner occupier of the above property, in respect of the above matter. We are instructed by her to submit the enclosed application seeking full planning permission for the retention of the railings on the single storey rear extension.

This application comprises the following documents:-

1. Planning application form together with Certificate A under Article 7 of the Town and Country Planning General Development Procedure Order 1995.
2. This covering letter.
3. De Metz Architects drawings numbers 1340/GA02, GA03, GA04 and 105.
4. Planning application fee of £135.

This starting point in consideration of this application must be the planning permission granted for the erection of the single storey rear extension under reference 2003/0976/P on 17<sup>th</sup> November 2003 and a subsequent application which permitted variation of the permission under reference 2004/2258/P involving replacement of a window and door at rear with new sliding door on 6<sup>th</sup> August 2004.

Both these permissions were subject to two conditions requiring development to be begin within 5 years from the date of the permission and all new external work to be carried out in material that resembled as closely as possible those of the existing building.

Neither of the permissions prevented the use of the door at first floor level to gain access to the flat roof of the proposed extension and neither condition prevented the roof of the proposed extension from being used as a sitting out area.

In our opinion this is not surprising since this is a feature of the terrace. Many of the houses in Wildwood Grove (Nos. 1, 6, 7 8, 9, 10, 11 and 13) have single storey rear extensions that are used as sitting out amenity areas and most of these (No. 1 being the exception) are quite properly protected by railings. That is all our client is seeking to do.

There is clearly nothing that prevents our client using the single storey rear extensions roof as a sitting out amenity area. Clearly it then makes sense for this area to be protected. For example one of your questions asks whether allowance has been made for people with disabilities. In our opinion it is particularly important to have railing protecting an area like this from their point of view in order to ensure that no accidents happen.

In short it seems to us that this is a very simple application proposing something which is common in the area and which makes the accepted use of the rear extensions roof for amenity space safer. In these circumstances we are sure that the Council will be able to support this proposal and look forward to receiving a copy of your planning permission dealing with this.

Yours faithfully,



Graham Murdoch

c.c. Emma Zerdin  
Julian de Metz Esq

Enc: