

2003/139L

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Our Ref: MG/MB

Date 11th June 03

London Borough of Camden  
Planning Department  
Argyle Street Entrance  
Euston Road  
London  
WC1H 8ND

For the attention of  
**Charles Thuaire**

**2003/ 1396/P**  
**2003/ 1397/L**

Dear Mr Thuaire,

**Re: Land Adjacent Jack Straw's Castle/ North End Way NW3.**

Please find enclosed the full town planning application for the above consisting of the following:

**1.0 Forms**

5no. copies of Form TP1, certificate A, together with 5no. Copies of the listed building application.

**2.0 Fees**

£Nil

**3.0 Drawings**

4no.copies of drawings nos.2520/P/1 to 4 2520/S/100 and location plans inclusive

**4.0 Design**

The client has decided to reserve his position with respect of lodging a planning appeal for the town-planning refusal for the recent scheme.

However, the grounds for refusal have been carefully considered in the design of the new proposals. The two houses have been treated as an extension to the existing building in accordance with the refusal decision.

Relocated at the rear boundary to the existing car park to avoid any visual conflict with the existing building: The extension is seen as a 2-storey building in order to reduce the scale of the extension, retaining elevational detailing and treatment to respect the existing building:

The extension makes the existing circulation Tower more prominence: The car park has been left open to the elements in order to enhance the scale and character of the existing circulation tower. A pedestrian ramp has been shown to give disabled access to the houses. The balustrading and railings have been designed to match the existing and the timber handrail/ guardrail removed

Technically the existing handrails/balustrading does not conform to current building regulations.

Given the reasons for refusal on previous application I would hope the new scheme overcomes your objections and can now be recommended for approval to your committee. I would like the opportunity to meet yourself and the Conservation officer at your earliest convenience to discuss the application detailing etc, then proceed with a planning appeal.

Yours Sincerely,

  
M. Ginn

For Michael Ginn Associates

2003/ 1396/P

**Cc. Albany Homes Limited**  
**Fibbens Fox Associates**