

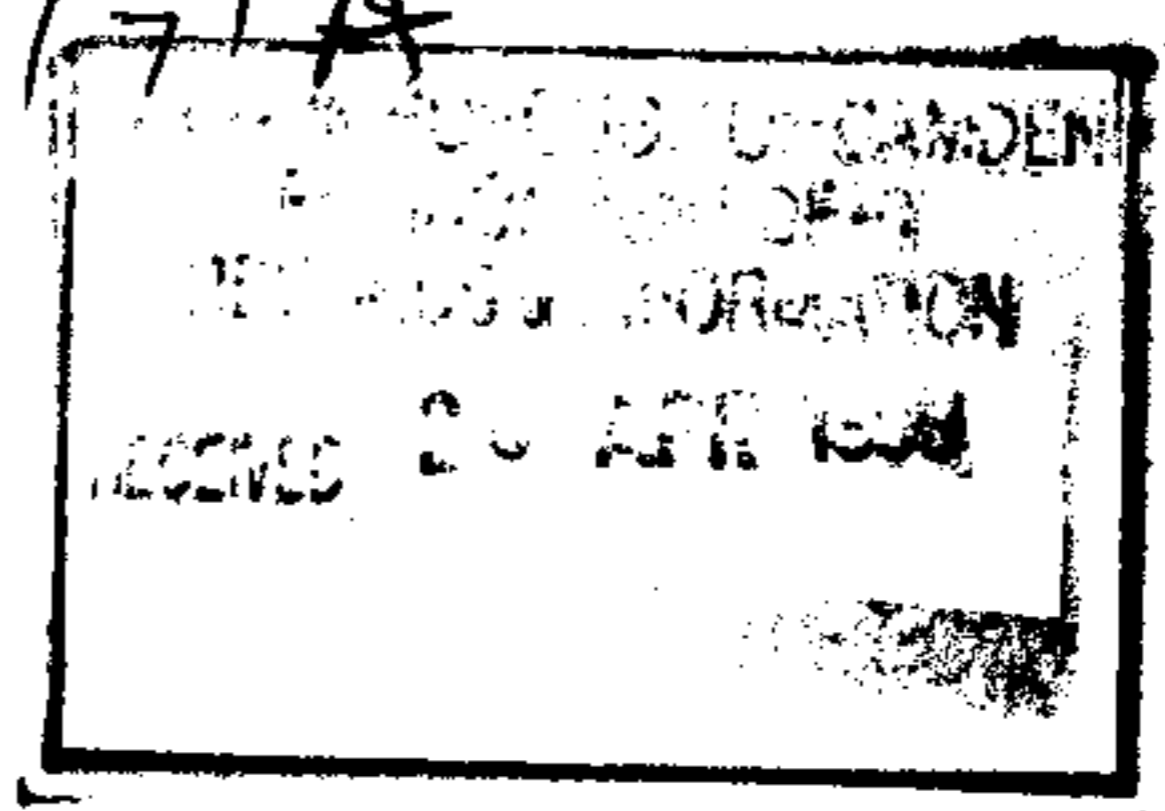
C G H P A R C H I T E C T S

UNIT 8, ARCHER STREET STUDIOS, 10-11 ARCHER STREET, LONDON W1V 7HG

22 April 1999

Alice Leach
Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8EQ

MIS 17/A



SR

REVISIONS
26/4/99

PS9904295R1
+ LS9904296R1

Dear Alice Leach,

Re: 31/35 Calthorpe Street WC1

Following my meeting on site with Sadhbh Leonard today I enclose a copy of my letter and revised drawings that incorporate the various points that were requested.

I would hope that you may find it possible to support our request for permission to remove the chimney breast in the basement bedrooms; their omission make the bedrooms much more usable, and bearing in mind the extent of repairs and restoration my clients are proposing to do to the property especially to the principle rooms and front elevation, let alone to make the building structurally sound, that the basement rooms contain no original features and can not be described as principle rooms, the request is reasonable. I would hope that a reasonable balance can be recognised in that the listed building perspective takes cognizance that in the end the property is to a home and that the 'intervention' proposed in the basement is minor especially when set against the very significant and meaningful contributions that are being made to the listed building

In addition, as I detail in my letter to Sadhbh Leonard, there are recent listed building approvals we have received for properties in my client's Calthorpe Estate, where the removal of the breasts in the basement rooms has been acceptable.

Yours sincerely,

J Monahan
CGHP ARCHITECTS

cc. Fatma Nedjib - CHA

C G H P A R C H I T E C T S

UNIT 8, ARCHER STREET STUDIOS, 10-11 ARCHER STREET, LONDON W1V 7HG

22 April 1999

Sadhbh Leonard
Conservation and Design
Development Control
Town Hall
Extension
Argyle Street
WC1

Dear Ms Leonard,

Re 31 and 35 Calthorpe Street WC1

Following our site visit of today's date please find enclosed three sets of revised proposed floor plans that include the following revisions that you requested, namely:

- a) the location of the balanced flue boilers have been moved at your request so that their flues are not on the rear elevation. This is despite the fact that balanced flues currently exist of the rear elevations of both properties and your department have granted the siting of balanced flues to nos 29,37 and 43 Calthorpe Street in the past two years. However in order to show willing the alteration is being made.
- b) the first floor double door openings are altered to be the same size as that which exists on the ground floors. Please note this arrangement has recently been granted listed building consent for nos 29,37 and 43 Calthorpe Street, and it is included so as to give more flexibility to the family who will be living in the upper maisonette.
- c) where it is likely that structural repairs will be required the same is indicated on the proposal plans.
- d) a general note is included concerning lateral ties that might be inserted subject to what is found when opening up the properties.
- e) a general note and description has been added to the drawings in the event that it is necessary to level the floors by way of fixing firings to the existing joists and relaying the floorboards.
- f) the existing stairs that links the basement to the ground floor- which is not original - in house 35 will be replaced with a staircase that is at an easier and acceptable gradient.
- g) the bathroom and toilet layouts to the lower mainettes have been altered, and a window opening has been provided rather than a door in the bathrooms.

I also enclose proposed street elevations and structural details showing the proposed restoration of a cornice at roof level and the existing condition survey drawings of the front elevation have been revised to indicate in more detail the various items that are going to be repaired or replaced to match the original.

You will notice that the basement plans have been amended to include the removal of the chimney breasts in the front and rear basement rooms. These rooms are not the principle rooms and while I appreciate that you consider the plan form of these basement rooms is being prejudiced by this proposed work, I would hope that you would recognise that on balance the proposed improvements and repairs strongly outweigh the 'loss' that you consider the removal of the breasts in the basement rooms implies. Considerable effort and resources are being committed to these buildings by

PARTNERS AT THIS ADDRESS · J MONAHAN · M BLYTHEN

TEL. 0171 439 0254 FAX. 0171 437 0890 VAT No. 342025989

Community Housing Association to ensure the principle rooms on the ground and first floors are restored to their original form, the buildings are made structurally sound, and there will be extensive repairs and improvements to the street elevations. The removal of the breasts will make a significant improvement to the habitability of the basement/ground floor maisonettes, not least because it results in more floor area - a commodity which is at a very high premium especially in a family dwelling - but also allows a much greater flexibility of how the bedrooms can be used. On balance the proposed "intervention" is of a very minor significance especially when set against the substantial listed building gains that are being proposed. In addition your department surely would welcome the removal of the bed-sitting room unit on the ground floor of no 31 Calthorpe Street so that the original plan form will be reinstated on this level.

I undertook to provide you details of where listed building approval to the removal of the basement chimney breasts to properties owned by my client in the Calthorpe Estate has recently been granted. I would suggest that consent has been granted because the Council have taken the view that the proposed "intervention" was on balance acceptable not least because the benefits outbalanced the dis-benefits and because the improvement to the habitability of the building was a material planning consideration.

The examples are: 3 Pakenham Street WC1 (approval 28/4/98 and basement plan attached)
 72 Frederick Street WC1 (approved 24/2/97 and basement plan attached)

Finally as requested I enclose standard structural details that you requested . If you require further information please do not hesitate to contact me. I would be grateful when you have time to consider the enclosed you could indicate when the revised applications will be formally considered.

Yours faithfully

J Monahan
CGHP ARCHITECTS

cc Alice Leach Planning Department ✓
 Fatma Nedjib CHA