

London Borough of Camden
Planning
Camden Town Hall Extension
Argyle Street
London
WC1H 8 ND
Attn Catherine Bond

16 June 2014

Dear Catherine Bond

Re Listed Building Consent for 15b Rowley Way, Abbey Road London NW8 0SF

We are making our planning application for listed building consent at the above property through the planning portal. The submitted documents are listed in Document 5.

We have sought the advice of the planning authority and met with local residents to discuss our proposals. In particular we would like to thank Elizabeth Knowles who visited our flat and showed us original details in her flat and another maisonette similar to ours. We are excited by the prospect of refurbishing 15b. We have also carefully studied the Camden/English Heritage Management guideline you sent.

Because the previous leaseholders have desecrated the flat by the insertion of partition across the living room and relocated sliding doors on the lower ground floor flat, we hope that consent should be readily given to works we describe.

In Document 3 we also record the current state of the maisonette, noting where other parts of the fabric have unfortunately been removed and lost.

We spoke to Rav Curry in planning on the 28th of May, when we rang to ask for a pre-application visit. He advised that it would be speedier to process the application by sending a full description and photographs of our proposal. Otherwise, because of the current planning workload, it could take many weeks before Camden might visit. He advised that making an application would get the 'ball rolling'.

We have also contacted leaseholder services, and spoke to a colleague of yours. By copy of this application, we are seeking their permission to undertake the works.

At this stage we need to get the flat back into a livable condition as quickly as we can. Your speedy response would be most welcome, we have tried to be as thorough as we can with our submission. Knowing how minor the works are, should you or a colleague need to visit, this can be quickly arranged at short notice.

Paragraph 3.4 of Planning Policy Guidance 15 states: 'applicants for listed building consent must be able to justify their proposals. They will need to show why works that would affect the character of a listed building are desirable or necessary. They should provide the local planning authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or historical interest of the building and on its setting'

We hope that we have explained our intentions clearly, and that our proposals will be seen as a great improvement. If there is any further information you need, please contact us immediately.

Thank you

Regards

Gerard Ryan RIBA

Cc to Veronica Asahene, Camden Leasholder Services, Bidborough House. for licence to alter.