

CT/E13-016-14  
16<sup>th</sup> September 2014

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

Dear Sirs,

**1 Radlett Place, London, NW8 6BT**

**Amendment of previously consented Planning Permission ref: 2013/4607/P for the installation of sliding glass roof within lower ground sunken courtyard.**

Further to a pre planning application (ref 2014/4700/PRE) submitted regarding the approved house at Radlett Place we are applying for a minor material amendment to the planning permission (2013/4607/P) on behalf of the applicant, Radlett Holdings Ltd.

The proposed alterations, we have been advised are considered to fall within the definition of 'minor material amendments'. Therefore please find enclosed an application for the variation of condition 1 of planning consent ref 2013/4607/P dated 23<sup>rd</sup> September 2013

This amendment is accompanied by the following drawings:

- (700) 003 rev PL03 Site Plan
- (700) 022 rev PL08 Ground Floor Plan
- (700) 307 rev PL01 Sunken Courtyard

Please do not hesitate to contact the writer should you have any queries or requests for further information.

Yours sincerely

Claire Thomas

encl.

cc Patrick Affolter – Radlett Holdings  
Simon Hollingworth – Radlett Holdings  
David Purcell – Davies Boulton

1 Radlett Place  
London  
NW8 6BT  
E13-016- Cond 1  
17.09.14

## **1. Minor material amendment application for installation of sliding glass roof within lower ground floor sunken courtyard (ref 2013/4507/P)**

### **Proposal**

This application seeks to cover over the previously consented lower ground sunken courtyard to allow the applicant to have maximum use of the courtyard during the wetter colder months. The previously consented sunken courtyard surrounded by a glass balustrade on all 4 sides at ground level will remain unaltered.

The proposal is to install a glass retractable roof fixed on all 4 sides of the ground floor concrete slab at the periphery of the sunken courtyard, below the line of the garden and glass balustrade. The glazing will be a clear laminated low E glass, toughened externally with an argon filled cavity. The existing reinforced concrete ground floor slab has sufficient strength to support the glass loads and associated structural support elements which will affectively fill the void.

The proposal is of high quality design (to support policies CS14/DP24) and will have no impact on neighbouring properties, nor any need for additional excavation.

### **Assessment of change:**

- The introduction of the sliding glass roof is not visible from the garden or any of the surrounding properties.
- The roof does not alter the amount of hard / soft landscaping that the garden will benefit from.
- The glass balustrade around the courtyard remains unaltered and whilst it protects the applicant at the change of level it will ensure that the opening roof is not accessible by pedestrian traffic.
- The glass sliding roof will only be a temporary covering during inclement or cold weather conditions and will therefore not be fully thermally insulated or suitable to form a fully weather tight enclosure providing additional habitable floor space within the property