

Long Section Section

1:100

3.0 Detailed Information

3.3 Elevations & Sections (Continued)

Chalk Farm Road Elevation

This cut through the building shows the relationship of the terrace, commercial unit and residential maisonette.

Fig 1



Fig 2



Fig 3



Fig 4

Fig 5



4.0 Further Supporting Information

4.1 Current Use History

As stated previously the current owner bought the property in 1972 and since then this roof space has been used as a private outdoor amenity space for the maisonette flat.

The commercial unit suffered some flooding in 2011 and at was discovered at this time that no planning permission had ever been sought for the use of this space as a terrace. When the roof was repaired the roof deck and street side balustrading was replaced to ensure it was safe for the residents.

Fig 1 Deck and access door from maisonette, doors to adjacent roof terraces from neighbouring properties can be seen clearly

Fig 2 View from terrace out over Chalk Farm Road

Fig 3 Screening to adjacent terrace and property, door to neighbouring terrace seen clearly.

Fig 4 Terrace provides rare private amenity space in an otherwise densely populated area.

Fig 5 Improvements to the terrace have ensured its safety for residents and an engineers certificate validating its structural safety is appended to this document



Fig 1





4.0 Further Supporting Information

4.2 Supporting Precedent

There is a well set precedent on this particular terrace and in the wider area for roof terraces of this sort.

Fig 1 Taken from the deck at of 53 Chalk farm road over looking the adjacent roof which is also used and well established as a roof terrace.

Fig 2 Aerial image shows all properties along the terrace using commercial roofs for private amenity space.

Fig 3 Even from the street view it can be seen that there is a well set precedent for this type of development from shop roof to roof terrace.

5.0 Appendices

5.1 Title Deeds

Land Registry



Official copy of register of title

Title number LN32340

Edition date 12.04.2006

- This official copy shows the entries on the register of title on 12 SEP 2012 at 15:09:48.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 12 Sep 2012.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A guide to the information we keep and how you can obtain it.
- This title is dealt with by Land Registry, Croydon Office.

A: Property Register

This register describes the land and estate comprised in the title.

(03.11.1915) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 53 Chalk Farm Road, London, (NML 8AN).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (09.03.1972) Proprietor(s): TAPPINGTON SECURITIES LIMITED of 62 Brook Street, London, W1.
- RESTRICTION: Except under an order of the registrar no charge by the proprietor of the land is to be registered unless a certificate signed by the secretary, the solicitor or a director thereof has been furnished that such charge does not contravene any of the provisions of the memorandum and articles of association of the said proprietor.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 (12.04.2006) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

Title number LN32340

1 12.4.2006

Ground Floor Shop

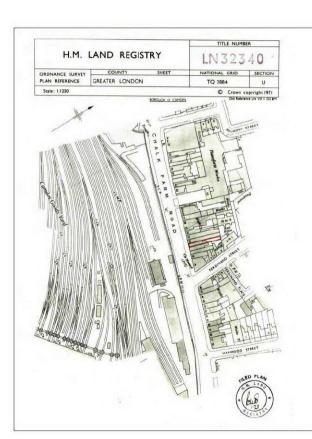
10.3.2006 NGL861973 From 10.3.2006 to 3.4.2014

End of register

1 of 2

5.0 Appendices

5.2 Title Deeds Plan



These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

If any mapping work in respect of any predicting applications[b] has been completed, additional relevances, which are not selected to in the register of title, may appear on the first plan or be referred to in the conflicate of inspection in form CI. References may also have been amended by, or not be shown on the title plan, where these are being reserved as a result of a permitting polication and the plan of the plan of

This official copy is issued on 12 September 2012 shows the state of this title plan on 12 September 2012 at 15/09/48. It is admissible in evidence to the same extent as the original is 0.7 Land Registration Act 2002. This title plan shows the operatio position, not the exact line. Of the boundaries, I may be subject to distortions in case. Discussioners cased from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19-77th Plant and Boundaries.

This title is dealt with by the Land Registry, Croydon Office .

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FRANKS & LEWIN

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0 2 APR 2012

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MP/11088

15th August 2011

Hannah McBride E. A. Shaw 9/12 Bow Street Covent Garden London WC2E 7AB

Dear Hannah

53 CHALK FARM ROAD, LONDON NW1

Further to our meeting at the property this morning we confirm that we have carried out a design check of the front roof joists over the retail unit at first floor level and they are adequate to safely support a superimposed loading of 1.5kN/m² which is the required loading for the roof terrace. This does take the partition wall forming the residential corridor as being loadbearing which appears to be the situation found on site.

Please let us know if we can be of any further assistance.

Yours sincerely



For FRANKS AND LEWIN

53 Chalk Farm Road Camden London NW1 8AN

5.0 Appendices

5.2 Structural Certificate

