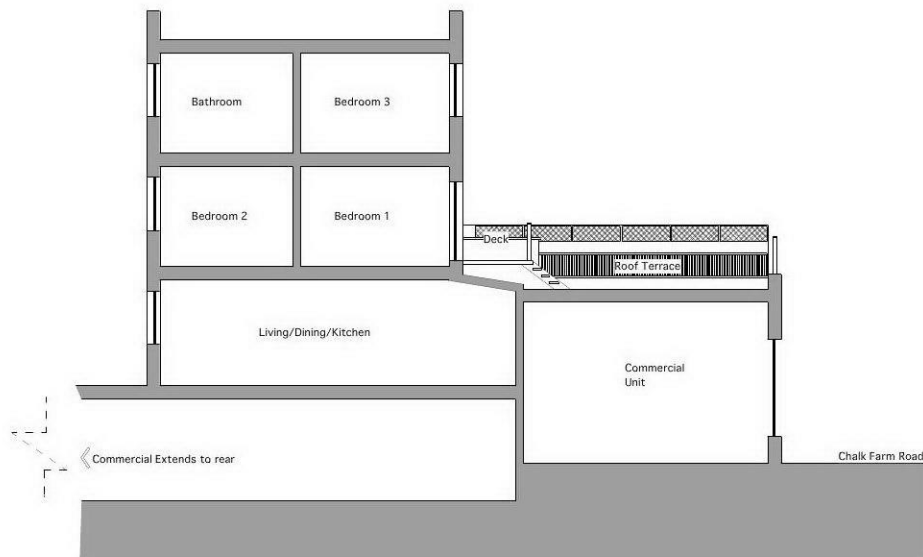


3.0 Detailed Information

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.



Long Section Section

1:100

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



Fig 3



Fig 4



Fig 2



Fig 5

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.



Fig 1




Fig 2



Fig 3

5.0 Appendices

5.1 Title Deeds

<div><div>Land Registry</div><div></div><div><div>Official copy of register of title</div><div><div>Title number LN32340</div><div>Edition date 12.04.2006</div></div><div><ul style="list-style-type: none">- 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.</div></div></div> <div><div>A: Property Register</div><div>This register describes the land and estate comprised in the title.</div><div>CAMDEN</div><div><div>1</div><div>(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, (NW1 8AN).</div></div><div><div>B: Proprietorship Register</div><div>This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.</div><div>Title absolute</div><div><div>1</div><div>(09.03.1972) Proprietor(s): TAPPINGTON SECURITIES LIMITED of 62 Brook Street, London, W1.</div></div><div><div>2</div><div>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.</div></div><div><div>C: Charges Register</div><div>This register contains any charges and other matters that affect the land.</div><div><div>1</div><div>(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.</div></div><div>Schedule of notices of leases</div><div>1 of 2</div></div></div></div>	<div><div>Title number LN32340</div><div><div>1</div><div>12.4.2006</div><div>Ground Floor Shop</div></div><div><div>10.3.2006</div><div>From 10.3.2006</div><div>to 3.4.2014</div><div>NGL861973</div></div></div> <div>End of register</div> <div>2 of 2</div>
--	--

© Crown copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316

5.0 Appendices

5.2 Structural Certificate



FRANKS & LEWIN
CONSULTING ENGINEERS

UNIT W121 WESTMINSTER BUSINESS SQUARE
1-49 DURHAM STREET LONDON SE11 5JH
TELEPHONE 020 7735 6455 FAX 020 7620 9331
e-mail: structures@franks-and-lewin.co.uk
www.franksandlewin.co.uk

MP/11088

15th August 2011

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

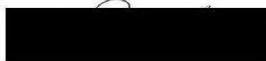
Dear Hannah

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 1.5 kN/m^2 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

