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Regeneration and Planning
Development Management
London Borough of Camden
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4th November 2014

To whom it may concern,

Full Planning Application for the redevelopment of the site at 5 Nutley Terrace consisting in the erection of a part 3 and part 4 above-ground storey building with basement to accommodate two new residential units (Use Class C3), and 4 garages at ground floor level.

We enclosed herewith an application for a Full Planning Permission for the consolidation of the various previous planning approvals listed below under a single permission and for the approval of a number of amendments to the previously granted permissions.

LIST OF RELEVANT APPLICATIONS:

2007.0508.C - Conservation Area Consent

2007.6230.P - Original Planning Permission

Granted Permission for the redevelopment of the site by the erection of a part 3 and part 4 Storey building with basement to accommodate two new residential units (Use Class C3) comprising one 2-bed unit at basement to second floor levels and one 4-bed unit at basement to third floor levels with roof terraces at second and third floor levels, and 5 garages at ground floor level, following the demolition of existing garages.

2008.5721.P_Refuse and Recycle

Details of location, design, housing and method of waste storage and removal including recycled materials, pursuant to condition 6 of planning permission 2007/6230/P for redevelopment of the site by the erection of a part 3 and part 4 storey building with basement to accommodate two new residential units.

NOTE: Further conversation between Mathias Fernandes from Camden Environmental Department and Belsize Architects confirmed that the allowance for two 1100 litres Eurobins

would be sufficient for the provision of refuse and Recycle Storage to the property at 46 Fitzjohns Avenue, namely Fitzjohns House therefore the provision of separate enclosures to the west edge of Fitzjohns house was deemed not required.

2011.4124.P_Details

Details of hard & soft landscaping, green roof, windows and external cladding materials required by conditions 2, 4, 7 & 8 of planning permission dated 19/11/2008 (Ref. 2007/6230/P) for (Redevelopment of the garages at rear of Fitzjohns House, by the erection of a part 3 and part 4 storey building with basement to accommodate two new residential units (Use Class C3) comprising one 2-bed unit at basement to second floor levels and one 4-bed unit at basement to third floor levels with roof terraces at second and third floor levels, and 5 garages at ground floor level, following the demolition of existing garages).

2012.0659.P_Extended Basement

Amendment to planning permission granted 19/11/08 (ref: 2007/6230/P) for the erection of a part 3 and part 4 storey building with basement to accommodate two new residential units (Class C3), namely enlargement of basement area.

2012.2793.P_Adjustments during contraction

Alterations during the course of construction to planning permission granted 18/11/11 (ref: 2007/6230/P) for redevelopment of the site by the erection of a part 3 and part 4 storey building with basement to accommodate two new residential units (Use Class C3) comprising one 2-bed unit at basement to second floor levels and one 4-bed unit at basement to third floor levels with roof terraces at second and third floor levels, and 5 garages at ground floor level, following the demolition of existing garages, namely, changing House A garage 1 to an office ancillary to Unit A, replacement of glazed roof of House A to a green roof, erection of a louvred/brick extension at rear first floor level to accommodate air conditioning and creation of new louvred enclosure at ground floor level (adjacent to east elevation) to accommodate air conditioning and addition of overhead lift on the roof of each house, and alterations to rear façade treatment at rear third floor level.

LIST OF ITEMS FOR WHICH PLANNING APPLICATION IS SOUGHT:

- a. Formation of a small patio to House B basement level with openable glazing and wok on grille above
- b. Formation of two timber-clad enclosures with planter above, located at ground floor level to the edge of the front garden to allow for electrical and gas meters to be housed.
- c. Reduction of the extent of the walk on glass skylights in front of each house entrance at ground floor level.
- d. Formation of a new windows with frosted glass to the east elevation to house B, bathroom 02 at 1st floor level.
- e. 130mm increase in height to the boundary wall to the east boundary line with 3 Nutley Terrace to match the height of 1st floor timber balustrade.
- f. Change of openable size windows at 1st floor level at the rear due to Building Regulation requirements.
- g. Omission of the glazing elements at 3rd floor level in between house A living room and house B terrace and introduction of a solid wall with render finish in-lieu.

- h. Reduction of the amount of glazing to the rear at the same level (House B stairwell access to terrace).
- i. Formation of a new maintenance staircase behind the glass elevation in House A at 3rd floor level with openable skylight above to allow for maintenance access to the roof-top.

LIST OF SUBMITTED DOCUMENTATION:

- OS map
- Existing Drawings: 5NT/S101A, 5NT/S201A, 5NT/301A
- Proposed Drawings: 5NT/FP101, 5NT/FP102, 5NT/FP103, 5NT/FP201, 5NT/FP202, 5NT/FP203, 5NT/FP204, 5NT/FP301 AND 5NT/FP302.
- Design and access statement
- Full information related to the following applications as per Local Authority on line service: 2007.0508.C; 2007.6230.P - Original Planning; 2008.5721.P_Refuse and Recycle; 2011.4124.P_Details; 2012.0659.P_Extended Basement; 2012.2793.P_Adjustments during contraction.

We believe that no additional material is required at this stage as it was already submitted with each relevant submission and enclosed within the compressed ZIP file submitted as part of this application.

On the basis of the information set out in this letter and in the enclosed material we apply here for Full Planning Permission and Conservation Area Consent for the above project. If you require any further information please do not hesitate to contact us.

I look forward to hearing from you,

Yours sincerely,

Andrea Carbogno

