

Your Ref.

My Ref. K13/23/A

Date 25th June 2003

Mr Dennis Croft,
Calfordseaden,
St. John's House,
1A Knoll Rise,
Oprington.
Kent.
BR6 OJX

Dear Mr Croft,

Town and Country Planning Act 1990 (as Amended)
RE: Walker House, Phoenix Road, London. PSX0104730/R2.

Thank you for your recent letter, drawings and photographs received on the 30th April 2003 regarding the above-mentioned site. I apologise for the unavoidable delay in my reply.

I can confirm that the creation of the disabled car-parking space, the replacement of the railings to match the original Ossulston Street configuration, the amendments to the hinges on the pedestrian gates, the fitting of 'Gerda' security locks on the vehicular gates, the retention of the three bin collection stores and the resurfacing can be treated as minor amendments to the previously approved scheme and this letter can be taken as formal confirmation of the same.

Drawing numbers 3410/MS/01 Rev A and 013 Rev H will be placed on the Planning Case File and will supersede the previous plan. You are reminded that no other alterations to the scheme have been agreed and that any other proposed changes or amendments should be discussed with the Council and formally agreed in writing prior to implementation.

I hope this information is helpful. If you require any further help and assistance please do not hesitate to contact me on 0207 974 2643

Yours sincerely,

KS Kieron Hodgson.
For Director Environment Department

Admm
pls see
file

Kieren

ENVPOS 30APR'03 10:28

K/99/0140/L960 DEC/jgd/G4

29 April 2003

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

- ① Do we condition Railings/Materials Last Time?
② Is Disabled Parking Space Safe?

see if pr is
required.

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chartered surveyors
project managers
architects
structural engineers

Dear Sir/Madam

Walker House, Phoenix Road, London NW1 - Application No. PSX 0104 730/R2

Environmental improvement works to the above was granted planning permission 22 July 2002.

The Client (London Borough of Camden Housing Department) would like to undertake the following amendments to the permitted works. I would, therefore, be pleased to receive your comments and approval to the following minor amendments:-

1. A need has been identified to accommodate dedicated parking spaces for wheelchair users, a suitable place being the existing hard surfaced access from Ossulston Street. By relocating (approximately 3.5m to the south west) the approved railings and retaining the hard surface specifically for DAP parking, this requirement can be accommodated.
2. The boundary wall to be area marked in blue (as (2) above) has over the years been repaired in a manner not in keeping with the original form. The Client would like to carry out repairs to the wall and replace all railings to match the original configuration as existing down Ossulston Street. Please see attached photographs.
3. All new railings and gates have been detailed and approved as part of the planning permission to match the existing to the rear of Levita House facing Chalton Street. The Client would like to amend the hinges, to the pedestrian gates only, to become self closing. This hinge amendment would also apply to pedestrian gates to Chamberlain House (listed building) opposite side of Phoenix House, Chalton House (not listed) on Chalton Street and Hadstock House (adjacent Levita House being Listed). The self closing hinge (a spring self closer) is illustrated on attached drawing 3410/MS/01.
4. All double entrance vehicular gates to:-

Walker House ref. PSX 0104 730/R2
Chalton House ref. PSX 0104 727/R2
Hadstock House ref. PSX 0104 956/R3
Chamberlain House Ref. PSX 0104 728/R2

Christina R. Ball
Sue H. Drake
Orpington, Kent
London, W1
Birmingham
Southampton

Cont'd/...2

K/99/0140/L960 DEC/jgd/G4
29 April 2003

Planning Services
London Borough of Camden

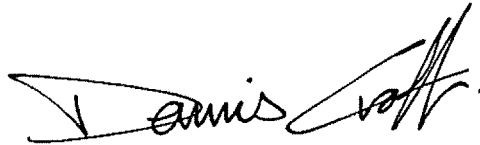
will be fitted with 'Gerda' security type locking facilities as a result of increased illegal parking occurring as a consequence of the congestion charge.

5. The three bin collection stores to the bottom of the refuse chutes wish to be retained by the applicant and repaired, not demolished as permitted under the Planning Approval.
6. Resurface the poor concrete surface between Walker House and the perimeter boundary wall (as indicated on the marked up drawing K99/140/013) with one of the following:-
 - D.B.M.
 - Red or blue brick pavements
 - Concrete paving slabs

I would be pleased to receive approval to each of these individual minor amendments at your earliest convenience.

Thank you for your assistance in these matters.

Yours faithfully



Dennis Croft RIBA
calfordseaden

Email: dcroft@calfordseaden.co.uk
Direct Fax: 01689 888297

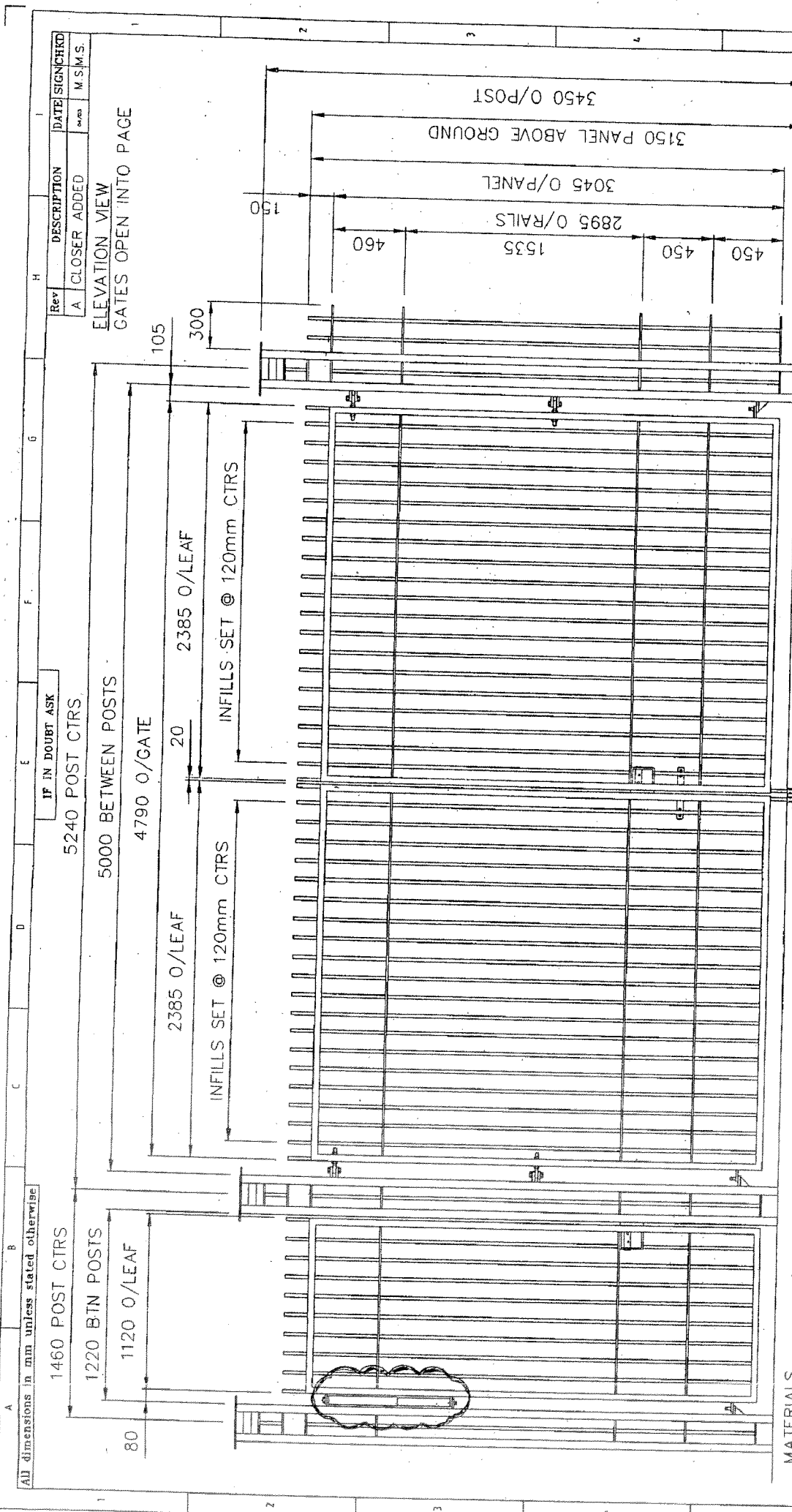
Enclosure

Copy to: Mr J Field, Housing Department (Clifton House), London Borough of Camden
Bidborough House, 20 Mabledon Place, London WC1H 9BF

Mr T Lee, calfordseaden

- Disabled parking space
- Replacement of railings to match the original Ossulston Street configuration
- Amendments to the hinges on the pedestrian gate
- Fitting of 'Gerda' security locks to vehicle gate
- Retention of the three bin collection stores
- Resurfacing

} Can be taken as a minor amendment



MATERIALS

GATE FRAME -- 60x40 RHS (40mm TO VIEW)

ALL INFILLS -- Ø21.3x3 CHS C/W CLOSED TOPS.

MID RAILS AND OVER SAIL RAILS -- 40x10 RSF.

CAGE POSTS -- 4No 50x50x4 RHS UPRIGHTS

C/W 40x10 RSF MID RAILS (1No SET 40mm VIEW)

POST TOPS TO BE 300x300x10

HINGES -- STD ALPHA RAIL ADJUSTABLES

(PEDESTRIAN GATE TO HAVE A SPRING SELF CLOSER)

DROP BOLTS -- STD ALPHA RAIL LOCKABLE SET

LATCH -- LOCKABLE SLIDING LATCH C/W SLAM

PLATE AND RUBBER PAD (SET REAR TO VIEW).

QUANTITY <small>The Drawing and its contents is the property of Alpha Rail Limited and may not be reproduced or used in any way without the permission of Alpha Rail Limited. © 1992 Alpha Rail Limited</small>	ALPHA RAIL LIMITED Alpha House Urban Road Kirby-in-Ashfield Nottingham NG17 8AP United Kingdom Tel: (01623) 756214 Fax: (01623) 756596 contact: @alpha-rail.co.uk	TITLE MAIN ENTRANCE GATES TO CHALTON HOUSE
	PROJECT F M CONWAY OSSULSTON COURTYARDS	DRAWING No 3410/MS/01
	REV. A	SCALE 1:25
DRAWN M.S.	CHECKED M.S.	APPROVED APR.03
DATE APR.03		DATE 1:25