

Charles Rose
Heritage and Conservation Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden
5th Floor, Town Hall Extension,
Argyle Street,
London WC1H 8ND

11th March 2015
1433-2.01.01-LET-150311
Planning Ref:
APP/X5210/A/13/2206926 (Appeal A)
APP/X5210/E/13/2206927 (Appeal B)
6 Perrin's Court, Hampstead, NW3 1QS.

Dear Charles,

Please find attached an application to 'Approve the reserved conditions' on the above appeal permission documents. We are looking to undertake this in two applications; the first application covers the following conditions:

Appeal A

Condition 01:

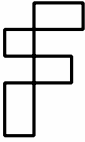
The development as you are aware has commenced within the three year period from the date of the decision.

Condition 02:

As you are aware we are planning of using external materials that is like for like for the existing and we have shown you these on site in January 2015.

Condition 03:

The development has begun and will be in accordance with the approved drawings confirmed at the appeal process. We will be making a separate application to cover some minor amendments we are proposing and those we have previously briefly discussed with you on site.



Appeal B

Condition 01:

The development as you are aware has commenced within the three year period from the date of the decision.

Condition 02:

The condition states existing features including cornices, architraves, skirting, floorboards, balustrades and fireplaces shall be retained and repaired to match the original work unless shown on drawings hereby approved.

We can confirm all existing features with new items to match in similar profiles, size, shapes and finish. We are looking to employ a joinery company with experience in working on period restoration projects to undertake this work and will make a second application on this matter.

Condition 03 (i):

Please find attached external door details for the Ground floor and Basement levels including plan, elevations, sections and details. Refer to the following drawings:

1433-3200-AC-001 - DG0-04 Ext Door - 150226

1433-3200-AC-002 - DB0-01 Ext Door - 150304

The other external door (third floor ext doors) and internal door details will follow in a second application once discussed with the joinery company.

Condition 03 (ii):

Details of the new architectural details will match the existing as stated above on condition 02. Therefore, we will issue the same information to discharge this condition.

Condition 03 (iii):

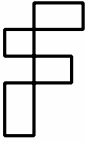
Please find attached replacement window details for the front and side elevations. As you are aware, there are two different details and designs to the windows and each is set into the reveals differently.

1433-3300-AC-001 - Typical windows front - 150226

1433-3300-AC-002 - Typical windows side - 150226

1433-3300-AC-003 - WB0-01 Fixed pane - 150304

The windows will be undertaken by a joinery company with experience in working on period restoration projects and to the profiles and styles of the existing windows. The intention is



to replace all the windows like for like and as discussed single glazed rather than double glazed. As we mentioned, our intention is to recess back the front windows slightly into their reveals in similarity to those further down the road. This will offer a slight drop at the head. All associated render and brickwork will be repaired and restored back to a better condition.

Condition 03 (iv):

Please find attached details of the proposed new staircase between basement and ground floor levels and previously discussed with you on site. Refer to the following drawing:

1433-2400-AC-001 - New timber stair - 150304

We are proposing to only change this flight in the building as the other flights will be retained and restored back to the period of the property.

As you are aware, the staircase flight is not original with the majority in brickwork and concrete and built over a partial inset original timber flight. We have asked for your attendance on site to show this existing condition. However, we have attached some photos to the report we previously issued and the stair drawing mentioned above.

Our intention is to match all remaining strings, handrails, balustrading, newels, newel caps, and treads, with the existing ground floor balustrade - as shown on the above drawing. The joinery company mentioned above will be producing fabrication drawings and these will be included as additional information in the second issue.

Condition 03 (v):

As discussed on site we are looking to undertake a 'like for like' matching of all existing materials and finishes on the external elevations. We will inform you when there is a sample panel of the repair works to the brickwork available to view on site.

Condition 03 (vi):

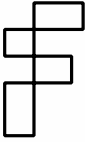
Please find attached details of the proposed new floor details to the ground floor and the external glass floor. Refer to the following:

1433-0650-AC-001 - Glass floor details - 150304

1433-2300-AC-001 - New ground floor details - 150304

Constant SE - Oak beam retention options

We understand it is your preference to retain the existing period oak beam within the ground floor construction as you mentioned at the site meeting. We have reviewed this proposal and attached our intentions when retaining this beam, and also tried to simplify the ground floor differing levels of the existing condition.



Currently, the entrance hall and the library have a step up within their spaces and through discussion with the client and structural engineer we have removed them to create a level floor area.

There are two options within the structural report, one retains the existing column at the basement level and one removes the column. Our preference is to remove the column in the basement and create a clean open environment to the kitchen area.

Condition 03 (vii):

We are not intending on creating new fireplaces within the building. Our intention is retain all the existing fireplaces and install new gas fires (when possible) within the existing fireplace surrounds.

Condition 03 (viii):

We have included detailed floor plans and elevations for the proposed works that show the intended new finishes, wall constructions, etc... Refer to the following drawings:

1433-0200-AL-001 - Basement plan - 150304

1433-0200-AL-002 - Ground floor - 150304

1433-0200-AL-003 - First floor - 150304

1433-0200-AL-004 - Second floor - 150304

1433-0200-AL-005 - Third floor - 150304

1433-0200-AL-006 - Roof plan - 150304

1433-0400-AL-001 - North & East elevations - 150304

1433-0400-AL-002 - South & West elevations - 150304

These plans have been issued to Building Control to ensure we cover the application for Building Regulations approval.

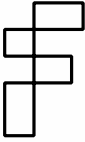
Condition 03 (ix):

Please find attached the proposed plans and elevations for the bathrooms within the proposed development giving service runs, sanitary-ware and finishes. These should be read in-conjunction with the floor plans that shows the services throughout the building.

1433-0600-AA-003 - Master Ensuite 2F - 150304

1433-0600-AA-004 - Guest Shower 3F - 150304

The ground floor WC will be in the same arrangement but with new sanitary-ware, all pipe



work runs within this space will be concealed where possible but in similar locations. The main building services will be concealed within the floors, or within the riser, in the south east corner of the property that rises up the building.

Condition 04:

This condition will be discharged within the second application once the joinery company had been employed. Our intention is to retain the paneling throughout the building where it has been found to be original. The areas have been exposed and are able to be viewed in person on site.

Condition 05:

As discussed on site we are looking to undertake a 'like for like' matching of all existing materials and finishes on the external elevations. We will inform you when there is a sample panel of the repair works to the brickwork available to view on site.

Condition 06:

We can confirm all existing features with new items to match in similar profiles, size, shapes and finish. We are looking to employ a joinery company with experience in working on period restoration projects to undertake this work and will make a second application on this matter.

Condition 07:

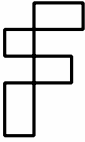
We can confirm any new partitions to be installed within the property will be scribed around the existing ornamental mouldings. In addition, any new mouldings will be cut up to the partitions allowing for a cleaner and crisper detail.

Condition 08:

We have submitted a structural report for the alterations to the ground floor reconstruction where retaining the existing oak beam as explained above on condition 03 (vi).

Condition 09:

We have undertaken a series of opening up works on site, the majority have been included within the report attached to this application. We have requested a meeting on site to discuss these elements with you in person - most have been covered by the works attached to the document. We would like to propose a meeting asap on site to finalise any details and ensure the most appropriate course of action.



We trust the information submitted as a part of this application is satisfactory in discharging the conditions but if there is anything else then please do contact us. We would like to propose a site meeting at the earliest opportunity to ensure no confusion and allow you to review the opening up works for yourself.

Yours sincerely

Simon Devlin
Architect