

20 March 2015

Camden Council  
Planning Department  
2nd Floor  
5 Pancras Square  
London N1C 4AG

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**James Ross Architects**

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James Ross Dip Arch RIBA

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Dear Sirs

**Ref: Flat 3; 86 Canfield Gardens London NW6 3EE  
Detail Planning Application for the formation of a new external  
door opening within the side external brick wall construction  
to provide amenity and access onto the existing 1<sup>st</sup> floor  
front balcony structure.**

We submit the following Detailed Planning Application for the formation of a new external door opening within the side external brick wall construction at 1<sup>st</sup> Floor Level to provide access and amenity space onto the existing front flat roof balcony structure.

Flat 3 flat is located at the 1<sup>st</sup> floor level with no amenity space currently, therefore the proposal is to provide such an amenity area, together with giving access for safe maintenance related work.

As such the proposals will compliment the buildings features and intrinsic brick details, all to reflect the architectural standard required within a Conservation Area.

With regard the extent and scope of the proposed new works, we would wish to draw to the attention of the Councils Planning officers that the same proposal has been already implemented to the same type of property along Canfield Gardens, thus the proposal is to repeat that which has been successfully achieved and approved previously.

Examples of Properties where this proposal has been implemented.

Nos. 60\*, 70\*, 74\*, 82, 84\*.

[ Note this only record a few such properties that have implemented this work.]

\* Photograph attached showing these few properties.

Enclosures duly submitted;

1. 4 copies Form Planning Application Form + Certificate A duly signed.
2. 4 copies Location Plan; 20461/ 10.
3. Architectural Drawing Nos. 20461/ 11, 12 & 13.
4. Planning Fee = £172.
5. 4 Copies Design & Access Statement.
6. Photographs showing the said property + various other properties within Canfield Gardens where the same proposal has been implemented.

We trust that this application meets with your approval and can be determined at the earliest opportunity.

Yours sincerely

James A Ross RIBA.

C.c. Mr G Sugerman

