

Camden Council – Planning Dept, 2nd Floor,  
5 Pancras Square c/o Town Hall,  
Judd Street  
London WC1H 9JE

*Submitted via Planning Portal*  
12<sup>th</sup> October 2015

Dear Sir/Madam,

**Submission of Full and Listed Building Consent Applications –  
207 High Holborn, London WC1V 7BW**

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Washbourne Field Planning is instructed by Mr. Paul Bentall, to submit full planning and listed building consent applications to Camden Council for scheme proposals that require both planning and listed building consent for works at no. 207 High Holborn. The subject building is Grade II listed.

The submitted applications seek part retrospective permission for a dormer roof extension and access to a roof terrace serving this restored townhouse, alongside associated internal and external alterations at fourth floor and roof level only, and effectively as a variation to 2008 planning permission and listed building consent approvals (namely 2008/1308/P & 2008/1704/L, respectively).

The enclosed applications scheme relates solely to the fourth floor and roof level. In particular, the scheme concerns a staircase and dormer access at roof level leading to a roof terrace with balustrading and associated decking provided for amenity purposes.

The submission seeks to respond to on-going discussions, and letter dated 18<sup>th</sup> August 2015, with the Council's enforcement team (principally with Angela Ryan) relating to the installation of a roof terrace, with associated decking, balustrade and staircase at roof level. Such works were unlawful and although undertaken in good faith, we understand, they nevertheless depart from the scope of the works specified by the 2008 applications/grant of approval. The works carried out sought to create a usable and functional roof terrace for Mr Bentall and his family – but the works exceeded the scope of the 'slither' decking area dealt with under permissions 2008/1308/P & 2008/1704/L. The Council has several multiple enforcement notices, to seek to remedy the situation - the first of which was served on 9<sup>th</sup> February 2015.

We need not go into the extensive dialogue between our client and this practice and your Officers in this letter, suffice to say that the enforcement action pursued by your authority was not as well handled as might have been the case and a position was reached, ultimately, in discussion between Ms Ryan of Camden Enforcement and Mike Washbourne of this practice, whereby Mr Bentall and his advisers have been given until 13<sup>th</sup> October 2015 to submit applications for a reduced scheme for the roof level terrace and works arising, compared to the existing situation now found on site.

In short, the enclosed application submission seeks to regularise the unauthorised works undertaken by retaining some of the physical structure, whilst improving upon the existing situation and reducing

considerably the physical extent of the useable external terrace area and the visual impact of the terrace and the perimeter screening and so on, compared to the situation as seen today.

In our view, the enclosed applications appear acceptable in the circumstances – and comprise a pragmatic scheme solution to an unsatisfactory situation. The scheme is best described as follows:

- to retain the timber roof terrace and access stairs, as well as the staircase from fourth floor to roof level, whilst: -
  - reducing the extent of the terrace;
  - alter and reduce the existing dormer structure, to be reclad in lead;
  - remove the timber trellises and posts; and
- remove the cast iron safety screen; and
- to replace the timber trellises with new black painted metal balustrading for safety, as well as proposing a new black painted safety rail set behind the parapet.

The submitted proposals have been informed by expert heritage and conservation advice from consultant Richard MacCullagh MRTPI IHBC, principal of **RMA Heritage**. Richard has some 20 years' professional experience of advising on historic environment and design issues. Before establishing RMA Heritage, Richard managed the Conservation and Design Team at Winchester City Council, 1998-2008. He has also had articles published in the Building Conservation Directory.

The enclosed full and listed building consent submission comprises the following: -

- Completed Full Planning and Listed Building Consent Application Forms;
- Completed Community Infrastructure Levy Form;
- Site Location Plan (1443 L);
- Existing (as built) and Proposed Plans, Elevations and Sections by Tectus Architecture;
- Approved Plans (2008/1308/P & 2008/1704/L);
- Planning, Design & Access Statement by Washbourne Field Planning;
- Letter from Richard MacCullagh from RMA Heritage; and
- Application fee of £385.00 (*a receipt would be appreciated in due course*).

We trust you have all of the necessary information to enable an early validation our client's applications – and we do hope your Officers will support this private investment scheme, that will regularise the works undertaken and improve upon them to preserve the special character and appearance of the host building and the conservation area in which it is located.

We would welcome an early meeting on site with your Officers, in due course. In the meantime, if you require clarification of any aspect of our applications scheme, or further information about the proposals described, please contact Mike Washbourne or Mark Thomson at our London office, in the first instance.

Yours faithfully,

*Washbourne Field Planning*

**Washbourne Field Planning**

Enc. As described

Cc. Client Project Team and LB of Camden Enforcement – Angela Ryan