

From: nick loucas <roofltd@googlemail.com>
Sent: 05 November 2015 13:11
To: Marfleet, Patrick
Subject: RE: 2015/4786/P - Flat 4, 23 Buckland Crescent

Thanks Patrick for all your assistance.

Regards
Nick

From: Marfleet, Patrick [mailto:Patrick.Marfleet@camden.gov.uk]
Sent: 05 November 2015 11:49
To: nick loucas
Subject: RE: 2015/4786/P - Flat 4, 23 Buckland Crescent

Hi Nick,

The application has been recommended for approval at the next Members' Briefing meeting on 09/11/2015.

The government are now monitoring council performance when dealing with minor applications, any that exceed the statutory 8 weeks need an extension of time adding to them.

As this application has exceeded the statutory determination period please could you confirm that you agree to extend the period for deciding your application.

Regards,

Patrick Marfleet
Planning Officer
Development Management
London Borough of Camden
5 Pancras Square
London N1C 4AG

Tel: 020 7974 1222

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From: nick loucas [<mailto:roofltd@googlemail.com>]
Sent: 27 October 2015 17:00
To: Marfleet, Patrick
Subject: RE: 2015/4786/P - Flat 4, 23 Buckland Crescent

Hi Patrick,

Please find the amended drawing attached with the 2.4 meter set-back, as requested.

Regards
nick

From: Marfleet, Patrick [<mailto:Patrick.Marfleet@camden.gov.uk>]

Sent: 22 October 2015 13:26

To: nick loucas

Subject: RE: 2015/4786/P - Flat 4, 23 Buckland Crescent

Hi Nick,

I have attached an aerial image below of the application site and neighbouring dwellings. As you can see, there is little evidence of roof terraces on any of the main roof slopes apart from the one at No.25 which was granted permission 28 years ago and should not be used as justification for the construction of similar sized terraces.

The property is located in a conservation area and the current application has been objected to by the Belsize CAAC so it is important that a satisfactory design is reached before I can recommend the application for approval at members briefing.



Kind regards,

Patrick Marfleet

Planning Officer

Development Management

London Borough of Camden

5 Pancras Square

London N1C 4AG

Tel: 020 7974 1222

Please consider the environment before printing this email.

From: nick loucas [<mailto:roofltd@googlemail.com>]
Sent: 22 October 2015 12:34
To: Marfleet, Patrick
Subject: RE: 2015/4786/P - Flat 4, 23 Buckland Crescent

Hi Patrick,

Just to recap at our last meeting at the application property, I did point out to you that many other houses have been converted. Although, they were rather difficult to view as these properties are all quite tall but I did mention that they could easily be seen from google aerial maps, which I have copied and attached. It shows some of the various conversions on Buckland Crescent, particularly the one directly next door to my clients property, no 23 where three dormers have been constructed. This was the basis that planning had previously been approved (precedence and merit) and As you are aware the previous application had elapsed.

I have also attached the original approved drawings.

Please let me know your considerations.

Kind Regards
nick

From: Marfleet, Patrick [<mailto:Patrick.Marfleet@camden.gov.uk>]
Sent: 21 October 2015 11:23
To: nick loucas
Subject: RE: 2015/4786/P - Flat 4, 23 Buckland Crescent

Hi Nick,

As there is little evidence of roof terraces along this row of properties it is important that any new developments are well designed and preserve/enhance the appearance of the conservation area.

The proposed railings are still too much of a prominent feature and they would need to be removed or their height reduced for the scheme to be considered acceptable. This could be done by reducing the depth of the roof terrace and then adding a smaller railing (if necessary) to ensure a 1.1m high parapet is achieved (see annotated plans). I know the roof terrace at No.25 is much deeper than this however, it was granted permission in 1987 and our design policies and guidance have changed significantly since then.

Kind regards,

Patrick Marfleet
Planning Officer
Development Management
London Borough of Camden
5 Pancras Square
London N1C 4AG

Tel: 020 7974 1222

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From: nick loucas [<mailto:roofitd@googlemail.com>]
Sent: 30 September 2015 20:13
To: Marfleet, Patrick
Subject: RE: 2015/4786/P - Flat 4, 23 Buckland Crescent

Hi Patrick,

Thank you for your email and the mark-up PDF drawing. I have amended the proposed drawing according to your guidance, hope this meets with Your satisfaction.

Kind regards
Nick loucas

From: Marfleet, Patrick [<mailto:Patrick.Marfleet@camden.gov.uk>]
Sent: 30 September 2015 11:27
To: roofitd@gmail.com
Subject: 2015/4786/P - Flat 4, 23 Buckland Crescent

Hi Nick,

Paragraph 5.6 of CPG1 Design states: *When a terrace is provided within the slope of a pitch (as in figure 7), the adjacent tiles or slates should be kept unbroken above the eaves.*

The proposed roof terrace is considered to occupy a substantial amount of the existing roof slope and would need reducing for it to be considered acceptable. I have annotated the proposed plans (attached) to show the size of terrace we would find acceptable.

Please also see below the link to the councils design guidance document - CPG1. Page 42 of this guidance includes a diagram of how a roof terrace should appear when built into the existing roof slope.

<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance.en>

The Belsize CAAC have objected to the proposal on design grounds so if the application is to be approved the proposed plans will need to be amended in accordance with the advice above before it can be recommended to members.

Please let me know if you have any questions.

Regards,

Patrick Marfleet
Planning Officer
Development Management
London Borough of Camden
5 Pancras Square
London N1C 4AG

Tel: 020 7974 1222

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