

Sent Fri 14/08/2015 13:42

8 Dennington Park Road

Dear Mr Tulloch

I refer to the site meeting this morning. I understand that the Applicant's Architect has agreed to submit revised drawings and that, in consequence, Joanne Simmons should wait until the new drawings have been registered with CamdenLB (and She has been formally advised) until lodging representations.

One of the issues that was touched upon was the impact of Building Regulations in relation to maximum step ('riser') allowed from the external landing outside Ms Simmons' bedroom window, into the Applicant's ground floor room. This is relevant for the reason that notwithstanding what was shown on the permitted drawing, the Applicant has increased the height of the landing by the height of 2 No. imperial bricks –180mm.

Whilst the Architect denied this, the position may be seen clearly by reference to the photograph you took before the original application was approved in August 2014. You can count 10 No 3.5" imperial bricks (889mm) above the surface of the landing and the window cill:



The photograph submitted by the Applicant's Architect as part of his revised application clearly demonstrates that (even before surfacing) this has been reduced by at least 2 No bricks so impacting on Ms Simmons' amenity and privacy:



I have checked Part K of the Building Regulations and the relevant page is attached. Under Table 1, the maximum permitted riser is *220mm* so it would be perfectly possible for the Applicant to reduce the top landing by 180mm (two brick heights) back to its original level *without detriment* to the position under the Regulations. It also seems to me that if the landing is reduced in this way, as there will have been *no alteration* to the landing (in the context of Part K) then there would be no requirement to provide increased guarding protection to the stair, and the brick wall that had been in place more than 100 years before it was removed, might simply be reinstated without the need for any additional steel balustrading.

Yours sincerely

**Robert Wilson FRICS**

Director



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