

Dempsey, Matthew

From: [REDACTED]
Sent: 29 September 2016 13:59
To: Dempsey, Matthew
Subject: Re: 12 Bartholomew Villas 2016/5165
Attachments: BV rev pl app drgs.pdf; Bartholomew.pdf

Follow Up Flag: Follow up
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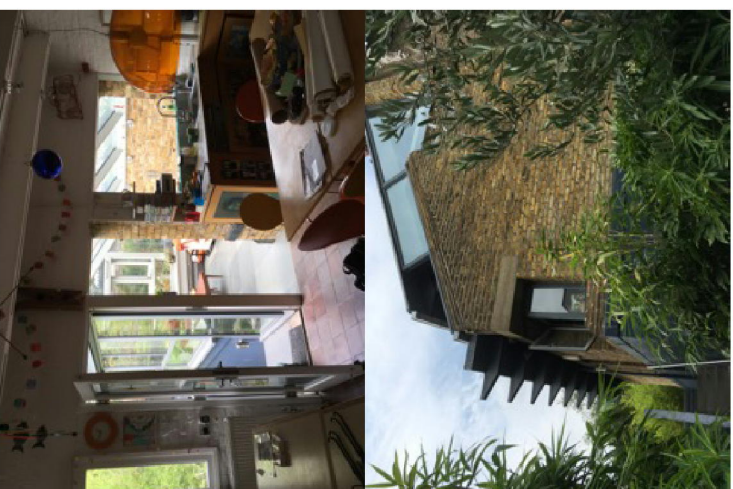
Hi Matthew,

My responses to your requests are as follows.

1. I've attached revised drawings that now include a section through the window with repeated materials notes
2. I've attached the concept design sketch prepared by Cullinan Studio that was sent to your colleague Hugh Miller for comments during the pre-application stage
3. I've been informed by Cullinan Studio that Edward Cullinan was personally consulted prior to the sketch being issued and that he supported the proposed alteration
4. The revised drawings now include existing and proposed ground, first and second floor levels
5. I've attached photos of the front (east) and rear (west) facades and an interior photo of the first floor window opening that is to be replicated. You'll see that it is now just an opening. The window itself was removed when the 1st floor extension was built. However, the concrete lintel and the corbelled brick cill remain.

Regards, Gary





Gary Webb Architects



RIBA 

Chartered Practice



On 27 Sep 2016, at 18:08, Dempsey, Matthew <Matthew.Dempsey@Camden.gov.uk> wrote:

Dear Mr Webb,

Re: 12 Bartholomew Villas

Thank you for your application received; 21/09/2016. **Ref: 2016/5165.**

At first glance the proposal seems fairly innocuous, "New window to the street facing elevation at first floor level of house."

No.12 is certainly a very interesting building. An important local heritage asset situated in the Bartholomew Estate conservation area. As such, I have undertaken preliminary discussions with colleagues in our urban design team to get a feel for their initial thoughts.

This building is very well liked. It is noted in our conservation area appraisal, where a photograph of the street facing façade can be seen, as making a positive contribution to the CA. Our urban designers have been singing the praises of the existing building to me as a particularly well thought through and well executed response to the traditional neighbouring property of No.14 Bartholomew Villas (and to a lesser extent No.10); and a fine example of a Cullinan house from the 60s.

I understand from your D&A statement, that you intend to carry out works using matching materials with treatments which match the western façade (this is to be welcomed), however there is no evidence for the western window(s) in the submitted drawings. Please could you provide a plan (& perhaps a photo) to show the western façade? Having said that, the western façade is mostly hidden from view by its position farthest from the street, and I am a bit concerned about the scale of the proposed window

on the street facing (eastern) side of the house and the effect this may have on the relationship with the neighbouring property, No. 14.

Please could I also ask you to provide any details of the "concept design for the new window carried out by Cullinan Studio, in consultation with the original Architect, Edward Cullinan" which you have highlighted in your D&A Statement? We very much welcome your discussion with the architect/ studio, but would certainly appreciate details of these discussions?

And; I must ask you for a further drawing; to provide a detailed section through the proposed new window to highlight the stepped brickwork and to clearly demonstrate the relationship with the existing building. It would also be useful to receive floor plans for the whole building (this would show the western window(s) you mention in your D&A Statement), and would allow for an appreciation of the need for extra light at first floor level.

To be absolutely clear; please may I request from you:

1. A proposed section through the window on the eastern/ front facing elevation. Please include information re: proposed materials
2. Details of the concept design carried out by Cullinan Studio.
3. Any specific input/ consultation responses from Edward Cullinan himself.
4. Existing & proposed floor plans throughout.
5. A photo and/ or an elevation drawing of the existing western elevation.

As it stands the application is invalid due to the need for additional information. If you can provide the additional information, I will be happy to register the application and begin formal consultation.

Should you wish to discuss this, please contact me.

(FYI – I shall be out of the office tomorrow afternoon from approximately 2:30pm, and on Thursday morning until approximately midday)

Kind regards,
Matthew

Matthew Dempsey
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Regeneration and Planning

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