

Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

CDP/SI/ALB/1249/AP

28th November 2016

Dear Sir/Madam,

Re: Capo di Monte, Windmill Hill, NW3

Further to my recent conversation with Mr McClue, please find attached a copy of the Listed Building application in respect of the above property. As discussed with Mr McClue the items are to be dealt with as a listed building application and non-material amendment application in tandem.

We would particularly note that the application 2014/6987/P included provision for Green Roofs to three flat roofed areas of the property. These were volunteered by the Applicant in good faith and formed part of the consent particularly as noted under condition no. 5:

'Prior to the first occupation of the dwelling hereby approved a plan showing details of the green roofs including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance'.

However, now with the benefit of over two seasons of the Client owning the property it has become apparent that these green roofs are impractical due to the significant number of mature deciduous trees sitting adjacent to the property on Judge's Walk and on Hampstead Heath generally. These trees shed a large volume of leaves and, whilst the clearance of these will form part of the maintenance of the building, the presence of a green roof will serve to trap the leaves and in so doing hamper the viability of the green roofs.

We propose to remove the drainage layer and sedum matting from the proposed roof build up to leave a simple lead coloured single-ply membrane. The Applicant is disappointed with this conclusion and there does not seem to be a practical way of implementing the green roofs. Therefore we have respectfully requested that the green roofs be removed as a non-material amendment.

In addition, we would point out the very minor change of position of the kitchen roof light 1, reduced in area by 21% and moved 22" and 9", and the garage roof lights being reduced in number from 4 to 1 due to the omission of the proposed WC and omission of the additional entrance door into the garage building from the driveway. Whilst writing we would also note that the consented skylight (roof light 3) has been raised by three courses of brickwork to ensure that it is thoroughly waterproofed.

Cont...

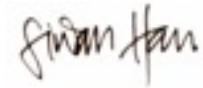
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Partnership Secretary: Sue Hipperson LCC(Dis)

The partition wall to the proposed ground floor WC has been moved by 200mm to suit the structural design and to enlarge the corridor, and above this room on the first floor, the doorway to the Dressing Room from Bedroom 1 has been relocated to the position of a historic doorway that was uncovered during opening up works. This allowed the structure of a timber partition to remain unaltered whilst accommodating the new doorway. We understand from Mr McClue that whilst the items above constitute a non material amendments they also require a new listed building consent. These items are all reflected in the attached drawings, photographs and sketches.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Siwan Ifan', written in a cursive style.

SIWAN IFAN
CHARLTON BROWN ARCHITECTS