



748/2/Planning/
Camden_2016_1206

Mr Nick Baxter
Camden Council Planning Department
5 Pancras Square
London,
N1C 4AG

By email

Tuesday, 6th December 2016

Dear Mr Baxter,

Re: LISTED BUILDING APPLICATION (Ref 2016/4681/L), Flat 2, 73 ETON AVENUE
NW3 3EU:

Further to recent correspondence, please find enclosed updated and additional drawings/documentation concerning the above application. The drawings and documentation have been updated to adjust the position and design of the proposed ensuite bathroom within the Master Bedroom. Further information and analysis is also provided concerning the proposed adjustment to the Living Room Ceiling.

The following updated and additional drawings are enclosed:

- 748_010RevA_Existing Ground Floor Plan.
- 748_011RevA_Existing Sections.
- 748_012_Existing Master Bedroom.
- 748_013_Existing Living Room.

- 748_065RevA_Proposed Ground Floor Plan.
- 748_066RevA_Proposed Sections.
- 748_067_Proposed Master Bedroom, Ensuite Shower Room.
- 748_068_Proposed Living Room Ceiling.

In addition to the above the following documents have been updated:

- Design and Access Statement.
- Heritage Statement.

We would be grateful if this updated documentation could be added into and considered part of the above application.

Following feedback from Camden, the proposed layout of the Master Bedroom has been adjusted so that the alcove (that previously contained a fire place) remains open and part of the room. A small ensuite shower room has been proposed on the east wall of the bedroom. The ensuite shower room has been reduced in size as much as feasibly possible. It will be completed in painted timber paneling, so that it integrates with an adjacent joinery unit and appears as a separate element within the room. Space will be left above the unit, so that the historic form of the room can still be seen.

The drawings and heritage statement provide further information and details relating to the change in level of the Living Room Ceiling. Investigation work has established that the existing ceiling is constructed from plasterboard. As one of the most important rooms in the house, it is highly probable that the living room would have contained a continuous decorative ceiling. Evidence for this can be seen with the ceiling in the front room of the adjacent ground floor flat, which is continuous and decorative. A picture of this ceiling is included within the Heritage Statement.

It is probable that historically the level of detail to the ceiling and cornice in the Living Room would have corresponded to the existing bay window. The proposal to provide a level decorative ceiling in the living room will provide a closer relationship to the historic form than the current situation. It will also enhance the appearance and unity of the room.

We hope that you will be able to support proposals for the Master bedroom and Living Room ceiling. We believe that they will be beneficial to the property and not detract from its status as a listed building.

If there are any questions regarding the above information do not hesitate to contact me.

Yours sincerely,



Malcolm Thorpe.

For Jones Lambell LLP Architecture and Interior Designers.

Cc: Client (by email)