

Benstead, Ted

N/
Jackie input pac

From: webmanager@camden.gov.uk
Sent: 15 December 2002 09:43
To: env.devcon@camden.gov.uk
Subject: Camden Planning Response Form

Server protocol: HTTP/1.1
Remote host: 194.117.133.118 (194.117.133.118)
User Agent : Mozilla/4.0 (compatible; MSIE 6.0; Windows 98; Win 9x 4.90)

FullName : c.m fritsch
Address1 : 58 LISBURNE RD
Address2 :
Address3 :
Address4 :
Telephone : 08450531882
Email : fritsch-architects@blueyonder.co.uk
Building : 1-2
StreetName : elizabeth mews
Application : PWX0202534
1 : 1_b

Case officer coas
(AO) CMCT

Comments : as owner of 24 and agent for 22
Englands lane (property adjacent)
having not been notified in writing of the current application (this only just came to light as work is taking place)

We have no objection to the proposal in general..
the main concerns are the alteration to the rear party wall
abutting our property
1) the existing openings should not be enlarged.
2) the obscured glazing should be maintained.
3) privacy/ overlooking re mansard
windows looking up to our property should be addressed

please note that all these points are covered by the current by-laws
planning policies etc affecting development in Camden
notification : yes

Benstead, Ted

From: webmanager@camden.gov.uk
Sent: 15 December 2002 09:59
To: env.devcon@camden.gov.uk
Subject: Camden Planning Response Form

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Remote host: 194.117.133.118 (194.117.133.118)
User Agent : Mozilla/4.0 (compatible; MSIE 6.0; Windows 98; Win 9x 4.90)

FullName : fritsch
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Address2 : nw3 2nr
Address3 :
Address4 :
Telephone : 08450531882
Email : fritsch-architects@blueyonder.co.uk
Building : 1-2
StreetName : elizabeth mews
Application : PWX0202534

1 : 1_b
Comments : Please note that the adjoining properties in englands lane are
No 22 and 24 and not 4 as published by LBC this explaining incorrect consultation and notices

N/W

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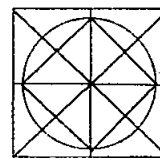
FullName : fritsch
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Comments : Please note that the adjoining properties in englands lane are
No 22 and 24 and not 4 as published by LBC this explaining incorrect consultation and notices

DAVID WOLFF

B.ARCH R.I.B.A

ARCHITECT

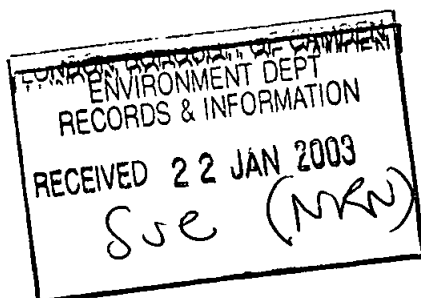


20 ARTESIAN ROAD LONDON W2 5AR

Tel: 0207 229 3125 Fax: 0207 229 3257 Mobile: 07860 594 812 e mail: wolff@dircon.co.uk

20th January 2003

F.A.O. Ms Sue Cook
Camden Environment
Camden Town Hall
Argyle Street Entrance
Euston Road
London, WC1H 8ND



*unless to set
the record straight*

Dear Ms Cook,

Re: Nos. 1 & 2 Elizabeth Mews, London NW3

Ref : PWX0202534

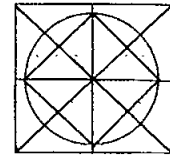
Thank you for your prompt response to our fax regarding raising the parapet level by 300mm at the above project. Some works to the adjacent development have been carried out, making the permission current. I understand from our telephone conversation on 21.01.03 that this amendment is acceptable as a minor revision to the current permission.

Yours faithfully,

Nick Pritchett
On Behalf of David Wolff Architects

DAVID WOLFF ARCHITECT

B.ARCH. R.L.B.A.



20 ARTESIAN ROAD LONDON W2 5AR

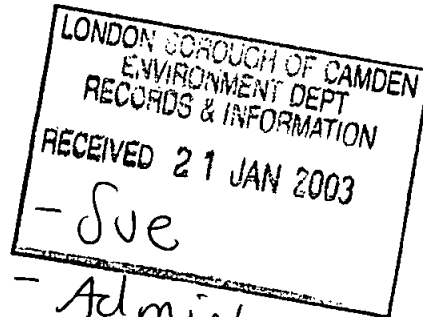
Tel: 0207 229 3125 Fax: 0207 229 3257 Mobile: 07860 594 812 e mail: wolff@dircon.co.uk

20th January 2003
F.A.O. Ms Sue Cook
Camden Environment
Camden Town Hall
Argyle Street Entrance
Euston Road
London, WC1H 8ND

Dear Ms Cook,

Re: Nos. 1 & 2 Elizabeth Mews, London NW3

Ref : PWX0202534



- Admitted order case hite ✓

In our original application for 1 & 2 Elizabeth Mews, the height of the parapet wall to the mews elevation matched its neighbours.

It has come to our attention that a new development is proposed for 3 & 4 Elizabeth Mews, Please see enclosed drawings EM C2, EM C3a, EM A3. The new development proposes raising the existing parapet wall height by 300mm.

We would like to raise the parapet walls at 1 & 2 Elizabeth Mews by 300mm to once again match the adjoining properties. Please see amended drawings PL-EM-201, 202, 203.

We trust that these amendments will meet with your approval.

Yours faithfully,

Nick Pritchett
On Behalf of David Wolff Architects

From

phoned to say in Eton
Villas CAAC and Mary Shenai
agreed not to send. 22/8/02
LV.

Belsize Conservation Area Advisory Committee
Mary Shenai 1 Belsize Park NW3 4ET 020 7794 3143

Dear Sue Cooke

Planning application no ^{PWX} 02534 at 1-2 Elizabeths Mews
for Mansard roof

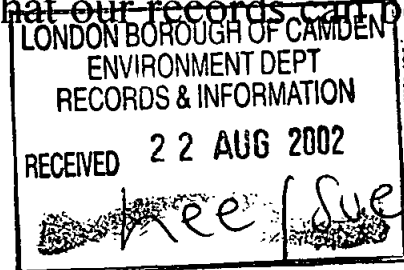
We expected to see the above planning application which is listed in list no. 262, but it was not included in the bundle of applications which we routinely collected on 9/8/02, so we were unable to consider it at and comment at our committee on 12/8/02

Our next committee is on Monday 2/9/02 and we will be collecting the plans on the preceding Friday. Please arrange for these plans to be in our basket so that they can be collected then, and in the mean time hold back any decision until we have sent our comment, which would be delivered during the week beginning 2/9/02.

If the plans are not being sent to us we would be grateful if you would let us know the reason for this, so that our records can be kept up to date.

Yours sincerely,

Mary Shenai



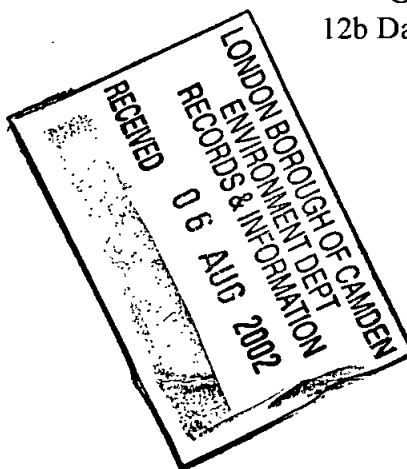
Please arrange
as requested



Belsize Residents Association

Jackie input paras 12/08/02
NB 221

Gordon Maclean
12b Daleham Gardens
Hampstead
London
NW3 5DA
0207 431 2975



Sue (AU) OBT

0350

5th August 2002

Development Control Planning Service
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Attn Sue Cooke

Dear Madam

Planning Reference No: PWX 0202534
1-2 Elizabeth Mews, NW3
2nd Floor extension

We must raise objection to this application, on the grounds of the loss of light and privacy which would be suffered by the occupants of the Englands Lane properties behind Elizabeth Mews.

The application drawings indicate that similar extensions have been built adjacently, but do not show the very close proximity of the Englands Lane buildings behind; they cannot be more than 4 metres away – some parts are closer – and extend up 4 floors in height. The drawings are therefore extremely misleading in this respect.

The existing 2-story mews buildings already bear a plainly unsatisfactory relationship with the Englands Lane properties, but this is mutual, and has presumably existed for many years, probably since the late 19th century. The ground floor level of Englands Lane is non-residential (shops), but all floors above are residential. This proposal would therefore be an unacceptable intrusion.

We ask therefore that you recommend refusal.

Yours faithfully

Gordon Maclean
for Belsize Residents' Association



**Development Control
Planning Services**

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

David Wolff Architects
The Studio
20 Artesian Road
London
W2 5AR

Application No: PWX0202534
Related application No:
Case File:G9/12/12

9th July 2002

This matter is being dealt with by Sue Cooke on 020 7974 5520.

Dear Sir/Madam,

Acknowledging Receipt of an Application

We have received your planning application dated 17th June 2002, together with the required fee of £220.00 for the property listed below.

Address: 1 & 2 ELIZABETH MEWS LONDON NW3

The Proposed Work:
The erection of a mansard roof.
(Plans submitted)

We checked and registered the application on 25/06/2002. The application number is set out at the top of this letter.

We make every effort to reach a decision as soon as possible and have set ourselves the target this year of deciding at least 65% of all the applications we receive within 8 weeks. You should therefore receive a decision on your application by 20th August 2002. However, we are legally required to consult on your application with individuals who may be affected by the proposals, with amenity groups such as conservation advisory groups and in some cases with statutory organisations. As part of this process we allow a period of 21 days for the people and organisations to respond to us. We may also need to clarify or discuss certain aspects of your application, or negotiate revisions with you before we are able to make a recommendation on your proposal. Your application may therefore take longer than the statutory 8 week period to deal with.

If you want to check the progress of your application please contact the officer named above on the telephone number given at



INVESTOR IN PEOPLE



Director
Peter Bishop

the top of the letter. If the officer is unavailable you should be able to leave a message on the Voicemail service or to speak to another officer within the team.

Most applications are decided by officers under powers delegated to them by the Council's Development Control Sub Committee. Some applications, such as major schemes being recommended for approval, or applications which are of significant local interest, will always be decided by that committee.

We expect that this application will be decided by officers under delegated powers.

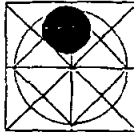
If you do not receive a decision by the above date, you have the right of appeal to the Planning Inspectorate after that date. Appeal forms are only available from the Planning Inspectorate at Tollgate House, Houlton Street, Bristol BS2 9DJ. Their telephone number is 0117 987 8000.

If you need advice on whether to appeal, the Planning Inspectorate produce a leaflet "A Guide to Planning Appeals" available from their office. Alternatively, the leaflet produced by the Royal Town Planning Institute "Should I Appeal" is available from the One Stop Reception at the Town Hall, or you can seek independent advice from Planning Aid for London which is a charitable body staffed by volunteers. Their telephone number is 0207 613 4435.

If your fee was paid by cheque and the bank refused to honour it, your application will not be valid. We will not be able to deal with the application until you have paid the full fee

Director of Environment Department

ACK1letter



David Wolff Architects

BArch RIBA

The Studio, 20 Artesian Road
Notting Hill, London, W2 5AR

Tel: 020 7229 3125 Fax: 020 7229 3257 Mob: 07860 594 812 e-mail: wolff@dircon.co.uk

To: SUE COOK

Company:

From: TIM DENOVAN

Pages:

Fax:

Date: 16/07/02

REF: 1+2 ELIZABETH MEWS, LONDON, NW3 - ERECTION OF MANSARD ROOF.

CC:

- Urgent
- For Review
- Please Comment
- Please Reply
- Original in Post

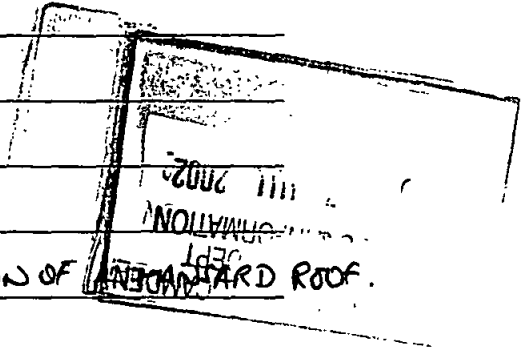
● Comments:

DEAR MRS COOK

PLEASE FIND ENCLOSED ELEVATIONS OF OTHER MANSARD ROOFS IN ELIZABETH MEWS

REGARDS

TIM DENOVAN





**Development Control
Planning Services**

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
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env.devcon@camden.gov.uk
www.camden.gov.uk/planning

David Wolff Architects
The Studio
20 Artesian Road
Notting Hill
London W2 5AR

Date: 20 June 2002
Your ref:
Our ref: PWX0202534/INCOMPL.
Contact: Mary Samuel
Tel: 020 7974-2516

Dear Mr. Wolff,

Town and Country Planning Acts 1990
Address: 1&2 Elizabeth Mews, NW3

I refer to your planning application dated the 17th June 2002 for the erection of a mansard roof extension at the above properties.

Your application was checked and found to be incomplete for the following reason:

There is insufficient information to assess the application. Your drawings must relate to the corresponding buildings fronting Englands Lane. The position of windows on these buildings are of particular importance, and, if known, the use of spaces behind those windows (e.g. bedrooms, living rooms, staircases, etc). You also need to clarify the exact curtilage of your site by drawing a red line around it on the floor plan drawings.

Please also confirm that your client is the sole owner of both properties and no one else has an unexpired lease of 7 years or more. Otherwise, you would need to sign Certificate B in the application form and give a 21-day notice to all other owners before your application can be considered.

Please submit 5 copies of revised drawings Photographs, particularly of the rear elevations, would also be very helpful.

Your application cannot be processed until the above request has been complied with. If you wish to discuss the matter further, please contact the above planning officer on the above telephone number. Please provide the information within 21 days otherwise I shall have no alternative but to assume that you no longer wish to proceed with the development and the application will be treated as withdrawn.

Yours sincerely,

Mary Samuel
For Director of Environment



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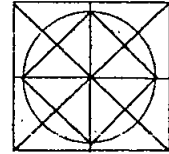


Director
Peter Bishop

DAVID WOLFF

B.ARCH R.I.B.A

ARCHITECT



20 ARTESIAN ROAD LONDON W2 5AR

Tel: 0207 229 3125 Fax: 0207 229 3257 Mobile: 07860 594 812 e mail: wolff@dircon.co.uk

Your ref: PWX0202534
24th June 2002

Camden Environment
Camden Town Hall
Argyle Street Entrance
Euston Road
London, WC1H 8ND

Dear Sirs,

Re: Nos. 1 & 2 Elizabeth Mews, London NW3

I refer to your letter of the 20 June 2002 and confirm the following:

1. New drawings have been produced which include the buildings at the rear of Elizabeth Mews, sited on Englands Lane.
2. The position of the windows have been indicated from what can be assessed on site. Presently, the buildings on Englands Lane are under construction and we have no intention of the intended use. Previously the Ground and first floors were used as retail use. A photograph of the rear of Elizabeth mews is attached.
3. The curtilage of the site has been indicated on the floor plan.
4. The owners of the properties are Mr R Beare of 1 Elizabeth Mews and Ms S Beare of 2 Elizabeth Mews. Notice has been served on each party for the purpose of this application and Certificate B has been completed accordingly.

Copies of revised drawings and photographs are attached.

I trust that this application can now be processed. If you have any further queries, please contact me.

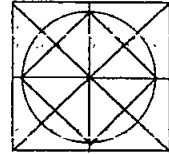
Yours faithfully,

David Wolff

DAVID WOLFF

B.ARCH R.I.B.A

ARCHITECT



20 ARTESIAN ROAD LONDON W2 5AR

Tel: 0207 229 3125 Fax: 0207 229 3257 Mobile: 07860 594 812 e mail: wolff@dircon.co.uk

24th June 2002

Mr R Beare
1 Elizabeth Mews,
London NW3

Dear Mr Beare,

Re: Nos. 1 & 2 Elizabeth Mews, London NW3

This is to confirm that Planning permission has been made for a mansard roof to be constructed to the properties 1 and 2 Elizabeth Mews, NW3.

Notice has been given to Miss S Beare of 2 Elizabeth Mews.

If you wish to make representations about this application, please write to Development Control, Environment Department, Camden Town Hall, Argyle Street Entrance, Euston Road, London WC1H 8EQ within 21 days of the date of service of this notice.

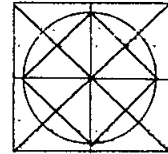
Yours sincerely,

David Wolff (

DAVID WOLFE

B.ARCH R.I.B.A

ARCHITECT



20 ARTESIAN ROAD LONDON W2 5AR

Tel: 0207 229 3125 Fax: 0207 229 3257 Mobile: 07860 594 812 e mail: wolff@dircon.co.uk

24th June 2002

Miss S Beare
2 Elizabeth Mews,
London NW3

Dear Mr Beare,

Re: Nos. 1 & 2 Elizabeth Mews, London NW3

This is to confirm that Planning permission has been made for a mansard roof to be constructed to the properties 1 and 2 Elizabeth Mews; NW3.

Notice has been given to Mr R Beare of 1 Elizabeth Mews.

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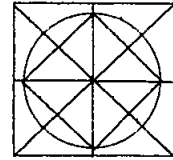
Yours sincerely,

David Wolfe

DAVID WOLFF

B.ARCH R.I.B.A

ARCHITECT



20 ARTESIAN ROAD LONDON W2 5AR

Tel: 0207 229 3125 Fax: 0207 229 3257 Mobile: 07860 594 812 e mail: woff@dircon.co.uk

17th June 2002

Camden Environment
Camden Town Hall
Argyle Street Entrance
Euston Road
London, WC1H 8ND

Dear Sirs,

Re: Nos. 1 & 2 Elizabeth Mews, London NW3

A Planning application is hereby lodged for permission to undertake the following works:

- Replace the existing roof with a new mansard roof to provide an extra floor to the property. The roof will be set back to the front of the property with a balcony, and will have new dormer windows to rear
- Carry out external alterations including the modification of the front fenestration
- Carry out internal alterations

Similar modifications have been undertaken to form mansard roofs in the neighbouring properties. The revised roof configuration and dormer windows are intended to be in harmony with the surrounding built environment.

All new materials are to be traditional to match existing. The dormer windows will be traditionally constructed with leaded cheeks and roof coverings and timber framed sash windows.

For a viewing of the property please contact myself at the above address.

I trust that this application meets with a favourable response.

Yours faithfully,

Tim Denovan
On Behalf of David Wolff Architects

