

2009/0036/P

CANAWAY FLEMING ARCHITECTS

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051.10.1.NF04

17 December 2008
Camden Borough Council
Development Control
Camden Town Hall
Argyle Street
London WC1H 8EQ

Dear John Sheehy

PROPOSED RENOVATION AND GROUND REAR EXTENSION TO NO. 13B WEST HEATH ROAD, HAMPSTEAD, LONDON. NW3 7UU. PLANNING PORTAL NUMBER: PP-00620113

Following our withdrawal of an earlier application for works at 13b west heath Road, we re-present our scheme that has taken all of your comments, and the listed building officer's comments on-board. The drawings and forms have been properly filled out on the Planning portal [no. above]. Primarily the alterations on this application are:

- There is now a reduced basement area that retains the rear masonry wall intact and the stairwell. The reinforced concrete stair from this well has been removed. The stone shelves in the store room have now been maintained. The timber doors are retained as indicated on the plan that was approved by Charles Rose.
- The ground floor plan is left largely as agreed in our previous planning application. You had no objection to its size or general disposition in the earlier application. Our client is amending the roof of the extension to show good quality roof paving and low key planting to generally enhance amenity. Note: this is not an accessible terrace.
- The first floor rooms to the rear of the property have the fireplaces retained and the separating wall maintained.
- Finishes are to be retained throughout unless, following detailed inspection or removal of those wall elements that have been previously agreed compel us to speak to you again.
- The rear wall of the garage is to be left in place so that it cannot be used as additional car parking. We are not seeking to do anything to the levels or finishes that will alter the existing relationship between our client's property and the land outside. This means that no Section 106 is required nor any transport issues raised.
- The column with the white concrete 'mushroom' that you required to be retained will be.

The application therefore now incorporates all comments that were agreed earlier this month. We understand that there is no planning application fee required for this reapplication. We have already been given permission to strip asbestos in the house and to remove the main services without damaging the fabric.

We have spoken to the neighbours and note that there have been no objections to the scheme, indeed there has been support. Similarly you have confirmed that if drawings are not made available on the Camden website by Camden, following our proper application and submission of drawings, then this cannot be registered as an objection. Drawings have been made at the same scale as the previous application that was declared valid with scale bars as required.

We attach copies of the design statement 051-A-0900 Rev A as it was too big to fit on the planning portal site.

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Should there be anything that will delay a speedy resolution of this re-application then please call me directly so that we can determine this application with the utmost haste.

Yours sincerely

Canaway Fleming Architects

cc. Charles Rose Listed Buildings Officer

Encl

Design Statement.051-A-0900 Rev A design and access statement.[5 copies]
Copy of portal application forms [5 copies]



ENGLISH HERITAGE

John Sheehy
London Borough of Camden
Environment Department
Development Control Team
Camden Town Hall
Argyle Street,
London WC1H 8ND

Our ref: 06/NPI63
Your ref: 20089/0036/P

Telephone 020 7973 3215
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17th February
2009

Dear Mr Sheehy,

TOWN AND COUNTRY PLANNING ACT, 1990
DoE PLANNING POLICY GUIDANCE NOTE 16, Nov. 1990

Re: 13B West Heath Road, NW3 7UU

Application: 2009/0036/P

Erection of single storey glazed rear extension following removal of existing conservatory and changes to the elevation of the garage of the dwellinghouse

Waiver of Archaeological Requirement

Thank you for consulting me concerning the archaeological potential of this development site.

The present proposals are not considered to have an affect on any significant archaeological remains.

I would therefore advise that any requirement for pre- or post-determination archaeological assessment/evaluation of this site in respect to the current application could be waived.

Please note that this response relates solely to archaeological considerations. Please contact my colleague Richard Parish regarding statutory considerations if necessary.

Yours sincerely,

Kim Stabler
Archaeology Advisor, GLAAS
City and North Team, London Region
kim.stabler@english-heritage.org.uk

RECEIVED 19 FEB 2009



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Correspondence or information which you send us may therefore become publicly available