

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

19 April 2017

Our Ref: 17/3439

Dear Sir/Madam

Planning Application in respect of the alteration and extension works to 1 Boscastle Road, London, NW5 1EE

Introduction

This planning application submission has been prepared on behalf of our clients in respect of their proposals for sympathetic alteration at 1 Boscastle Road in Dartmouth Park.

Our clients are considering purchasing the property, subject to a number of changes (that require planning permission) that will increase the existing space and layout of the property in order to make it more appropriate for 21st century living. If a purchase is made following the determination of the planning application, our clients are keen to ensure that the house remains very attractive both internally and externally, safeguarding the heritage value of the property.

The proposals aim to respect the property whilst providing a number of facilities that will sustain its future use. The design approach is sympathetic to the key features of the original house, and importantly, the proposals accord with local policy as demonstrated in the pre-application statement.

Application Package

The following documents are submitted as part of the pre-application package:

- Planning and Heritage Statement (Planning Potential);
- Design and Access Statement (Planning Potential);
- Existing and Proposed plans (MBA):
 - Site Location Plan @1:1250 (17000-OS-000-P2);
 - Site Location Plan @1:500 (17000-OS-001-P2);
 - Existing Site Plan (17000-P-00-P2);
 - Existing Basement Plan (17000-P-010-P2);
 - Existing Ground Floor Plan (17000-P-011-P2);
 - Existing First Floor Plan (17000-P-012-P2);
 - Existing Roof Plan (17000-P-013-P2);

Directors
Helen Cuthbert | Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton
Associate Director
Vicki Freestone | Katie Turvey

Consultants
Caroline Dawson
Associates
Sally Arnold | Rachel Ford | Rob Scadding | Heather Vickers | Alan Williams
David Williams

- o Existing Front Elevation (17000-E-020-P2);
- o Existing North Elevation (17000-E-021-P2);
- o Existing South Elevation (17000-E-022-P2);
- o Existing Rear Elevation (17000-E-023-P2);
- o Original Photo of 1 Boscastle Road (17000-E-024-P2);
- o Existing Section (17000-S-030-P2);
- o Proposed Site Plan (17000-P-100-P2);
- o Proposed Basement Floor Plan (17000-P-101-P2);
- o Proposed Ground Floor Plan (17000-P-102-P2);
- o Proposed First Floor Plan (17000-P-103-P2);
- o Proposed Second Floor Plan (17000-P-104-P2);
- o Proposed Roof Plan (17000-P-105-P2);
- o Proposed Front Elevation (17000-E-200-P2);
- o Proposed North Elevation (17000-E-201-P2);
- o Proposed South Elevation (17000-E-202-P2);
- o Proposed Rear Elevation (17000-E-203-P2); and
- o Proposed Side Section (17000-S-300-P2).

We trust that the information submitted is sufficient for the determination of the pre-application and we look forward to receiving confirmation of a meeting date in due course. In the meantime, if you have any queries, please do not hesitate to contact me on 020 7357 8000.

Yours sincerely,



Clara Rands

Planning Potential

London