

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

Date: 05th June 2017

Ref: 1 Ardwick Road, London, NW2 2BX

Project: 1 Ardwick Road, London, NW2 2BX
Planning Portal Reference: PP-05569234

Dear Mr. Diver,

This letter accompanies a new Full Application which includes accompanying existing and proposed drawings.

Planning History

There was a planning approval (2015/3136/P) on 22 June 2016 for conversion of the single family dwelling house into eight self-contained flats with lower ground floor excavation and rear extensions at lower ground floor, first floor and second floor along with roof alterations including additional rooflights and 2 side dormers following demolition of an upper ground floor rear conservatory.

There was a subsequent Variation Granted on the 20th April 2017 (2016/6015/P) to include internal layout changes, alteration to side window and treatment of conservatory, the infill of a section of rear elevation with new window and the addition/ variation to rooflights.

This new full application seeks to make the following further small modifications to the ground floor external works and also to the second floor North and West elevations.

Proposal:

Ground floor external works:

- Existing garden wall to Ardwick road to be rebuilt due to concerns of structural failure (buckling). The wall is proposed to be built with a brick to match the existing.
- A new entrance gate is proposed at Ardwick road with a subsequent relocation of the bin-store. By introducing a new entrance in Ardwick which is higher up the street, this enables a better access to the flats with a shorter ramp as opposed to a more long-winded one from the current corner entrance.
- The existing corner entrance would remain but it would only serve the lower ground floor flat 1. This would then be better in terms of security to this flat.
- A landscaping strategy comprising low-level planting, bushes, flowers is to be re-instated.

Second floor and roof works:

- The second floor North elevations are to be replaced and enlarged in size so that the base of the windows aligns with the neighboring windows on no.3 Ardwick road. This will improve light levels internally in the flat. Externally, the composition of the windows would be improved and the alignment with the neighboring windows will improve the relationship with the wider context.
- Additional rooflight to the flat roof above the mezzanine. This will improve light levels in the flat.
- Two new dormer windows to flat 8 (at rear West elevation). This is also to bring more light to the living spaces. These won't be seen from the street so they won't affect the building externally and therefore don't have any visual impact.

It is concluded that the proposed changes to the external works and the facade will preserve the character of the existing building, but also improve the accessibility to the flats as well as their inhabitation with regards to improved daylight conditions.

If you have any queries, please contact Dimitris Argyros on the above contact details.

Kind regards,

A handwritten signature in black ink, appearing to read 'Argyros', with a long horizontal stroke extending to the right.

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