

**6 Regents Park Terrace, London NW1 7EE**

**Grounds for Appeal**

**by**

**Neil Wilson Architects**

**Camden Council Ref: 2016/5735/L & 2016/5642/P**



**24<sup>th</sup> March 2017**

**Ref: 2016.02**

## **Introduction**

This document has been prepared by Neil Wilson of Neil Wilson Architects, an RIBA Chartered Practice, and relates to two Appeals being lodged against Camden Council's refusal of Householder Application 2016/5642/P and Listed Building Consent Application 2016/5735/L.

These cases are related and their appeals should be considered together.

This Grounds for Appeal document is deliberately brief because the principle issues of both Appeals relate to the impact on the Listed Building and I would thus refer you to the Statement of Case document and the Historic Building Report, both prepared by Donald Insall Associates, and attached as appendices to this submission.

The Listed Building Appeal utilises the Statement of Case as it's principle document and includes all of the drawings and documents submitted as part of the original application; these are listed below for reference;

- Application Form
- 2016.02 - Location Plan
- Existing - E - 2016.02.100.101.102.103.104.105.106.200.300
- Planning - P - 2016.02.100B.101B.102B.103B.104B.105B.106B.200B.300B
- 2016.02 - Supporting Information for Householder Planning LBC inc DA
- 2016.02 - Historic Building Report
- Fee Calculation
- Attachment Summary
- CIL Planning Application Additional Information Form PP&LBC

## **Client Brief**

My clients, Mr. & Mrs. Samuel Geary- Jones purchased 6 Regents Park Terrace in February 2016 and approached us to undertake a refurbishment and extension project to create a new family home.

The two storey extension with a new ground floor level was designed to create a family dining space with a close connection to the garden and is seen an important element of the family house.

## **Design Intent**

Our proposal sought to extend the existing single family dwelling house with a policy of minimal intervention. The proposed glazed structure fits neatly into the void between the existing outrigger extensions of Nos 6 and 7 Regents Park Terrace. The extension does not extend beyond the outriggers. The glazed structure is lightweight in nature and subservient to both the main building and the outrigger. If required in the future the structure could be easily removed with minimal impact on the fabric of the listed building.

It must be noted that Camden Council approved the two storey rear extension, Ref: 2016/3302/P and 2016/3393/L on the 12<sup>th</sup> August 2016 however during the course of those planning applications the internal ground floor was requested to be removed – this was reluctantly agreed to allow the remainder of the refurbishment works to progress. The appeals are being lodged to allow the insertion of a new ground floor into the consented two storey extension.

The area of the new ground floor level in the extension is 12 sqm; this is referenced in the application documents.