

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

02 October 2017

Our Ref: 17/3439

Dear Kristina,

Application to discharge Condition 4 (Balustrading at Roof Level) pursuant to planning permission 2017/2223/P at 1 Boscastle Road, London, NW5 1EE

Background

On behalf of our clients, please find enclosed details pursuant to discharge condition 4 of planning permission reference: 2017/2223/P, granted on 31 August 2017.

An application was submitted in respect of proposals for a number of alteration and extension works at 1 Boscastle Road, London, NW5 1EE on the 19 April 2017. The proposals sought to respect the property whilst providing a number of facilities that will sustain its future use. The design proposed and approved is sympathetic to the key features of the original house, and importantly, the proposals accord with local policy.

As part of the proposals, the client team undertook historic analysis which demonstrated that the property once incorporated a parapet (with bottle balustrading) similar to the parapet detailing evident at number 4 Boscastle Road. The approved proposals therefore sought to re-instate this lost historic fabric and provide a mansard behind, which would not be clearly visible from street level.

In order to ensure that the balustrade detailing is carefully considered, the Council placed Condition 4 'Balustrading' on the permission which states:

"Detailed drawings of sections and elevations at a scale of 1:10 in relation to the balustrade at roof level shall be submitted to and approved by the Council before any work is commenced on the relevant part of the development. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved".

Submitted plan reference: 17000-E500-Rev P1 shows the historic image of the property recovered through our historic research and also balustrade detailing that is still evident on No.4 Boscastle. The plan shows section and elevations of the proposed balustrade detailing (requested by the condition) and should satisfy the condition requirement fully.

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

Applications Package

We have enclosed the following documents in the package in order to remove the condition:

- The required application form;
- A site location plan;
- Copy of the Decision Notice reference: 2017/2223/P; and
- Plan reference 17000-E500-Rev P1 showing the appropriate detail to discharge the condition.

The required fee of £28 has been paid via the Planning Portal. I trust this is sufficient to validate the application but please let me know if you require any further information. I look forward to hearing from you.

Yours sincerely,

A handwritten signature in grey ink, appearing to read 'S. Arnold', with a long horizontal flourish underneath.

Sally Arnold

Associate

Planning Potential

Enc.