

EDRM

14th February 2018

Patrick MarFleet
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H9JE

Your ref. 2017/0402/P

Dear Partrick

Re. Bickersteth House, 31 Grove Place, London NW3 1JS

Further to our telephone and email correspondence in October 2017, we have submitted a Removal / Variation of Conditions application in order to seek approval for minor material amendments to the above approved application.

We are seeking a variation to condition 3 of the approval, i.e. the approved drawings. The amended drawings accompanying the application indicate the following minor amendments;

1. Raising the roof by additional two brick courses to allow the window heads on the first floor of the North West elevation (Grove Place) to be aligned and retain the same relationship with the eaves and the ceiling internally as adjacent windows.

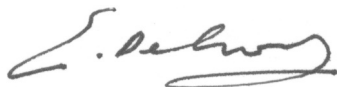
Raising the roof will also gain some additional headroom to the staircase at the eaves of the building where the ceiling is currently less than required for building regulations.

2. The addition of glazing bars to the approved timber framed sash windows to closer reflect the original glazing arrangement to the property. Refer to the 1886 engraving of Bickersteth Church Hall p.9 of the original application Design and Access Statement, and the bottom photograph in the newspaper article on p.10 of the same document.
3. Relocation of a rooflight to the front elevation to suit the revised second floor internal layout.

Together with the above amended drawings we are also seeking approval for some additional detailed drawings for the proposed external doors, and as such therefore also seek the removal of Condition 5.

We trust the above and the application meets with you approval however, please contact us if you require any further information.

Yours sincerely,



Ellinor DeGory

Partner

For and on behalf of EDRM