

JOHN SEIFERT

Architect ARB

5 Chester Terrace NW1 4ND

T: +44 (0) 7802872746 E: john.seifert.uk@gmail.com

Planning Department
Camden Council

17 March 2018

Dear Sir or Madam

Garage 5, Chester Close South NW1 4JG
Part of the demise of 5 Chester Terrace NW1 4ND
Planning application

I apply for planning full householder planning permission to demolish and rebuild the garage No:5 at the end of Chester Close South to provide a new garage with single flat above. The garage is within the demise of 5 Chester Terrace which I own on a long lease from the Crown. As the increase in floor space created is less than 40m², I am paying a fee of £234 on the planning portal according to your planning fee schedule dated January 2018

The works involve an adjustment to the building line to correlate with that in the adjoining terrace. The CEPC committee has reviewed and the proposal and has no objection. The Crown Estates surveyors have agreed for me to make this application and take the view that this will improve appearance of the terrace.

The existing garage is out of keeping with the adjoining terrace being of a different scale and configuration and having a flat roof (which can be looked down on from nearby properties). The proposed building will harmonise with the terrace and provide a fitting termination of it, stepping down from 3 to 2 storeys with a similar sloping roof, windows and building lines. The nearby properties will not be adversely affected, by the development and their outlook will be improved. The new gross floor area is 58.2m² providing 30.1m² of additional floor space.

I attach the following information in support of the application:

1. Design and Access Statement including a Heritage Statement
2. Location Plan No:104/00 1:1250 scale
3. Garage Site Plans Existing & Proposed No:104/01 1:50 scale
4. Garage Existing Plans, Elevations and Sections No:104/02 1:50 scale
5. Garage Demolition Plans No:104/03 1:50 scale
6. Garage Proposed Plans No:104/04 1:50 scale
7. Garage Proposed Elevations 104/05 1:50 scale
8. Garage Proposed Sections 104/06 1:50 scale
9. Photomontages to show the proposal No:104-08
10. Photographs of the existing garage

Your faithfully

John Seifert