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Dear Mr Robert Lester

Re : 20 WELL ROAD, HAMPSTEAD, LONDON NW3 1LH

Following the last planning application, which was WITHDRAWN on the 09 March, and with the benefit of the comments from the Conservation Officer Mr Nick Baxter, I am now submitting revised application drawings and supporting information.

We have also asked Icenl, Planning Consultants and Historic Building Consultants, to prepare a Heritage Report to support this latest application. This reports forms part of the new application documents.

It was clear from the comments by Nick Baxter on the previous application that the introduction of the light wells and the windows were a concern to him.

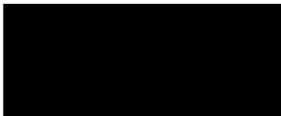
This new application has the benefit of the following improvements.

- 1) The number of sash windows to the front elevation has been reduced from six to now only four. Further more these windows, while still being tall sash windows common to this house, are shorter than the Ground floor windows, giving a sense of hierarchy to the proportion.
- 2) The size of each of the two front light wells has been reduced to lessen their impact on the host building.
- 3) The light wells will benefit from a soft landscaped screen to further lessen their impact. Please note, as before, these light wells are totally invisible from any street view. The house is partially hidden behind a tall enclosing brick wall and the lower part of the main building cannot be seen, only from within the private garden area.
- 4) The formation of the new Lower Ground floor will be carried using hand tools only and will not cause any vibration or damage to the building above. The main house will be monitored on a regular basis to ensure that no movement is recorded.

The proposed new Lower Ground floor complies with all the requirements of the latest Design Guidance Notes from Camden's website.

I therefore ask that you give this new application your consideration and hopefully your support.

Should you require any additional information, please let me know



G J Prentice

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