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Charles Thuairé
Planning Department
London Borough of Camden
5 Pancras Square
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N1C 4AG

29 June 2018

Dear Mr Thuairé

RE: 2017/4156/P – ATHLONE HOUSE, HAMPSTEAD LANE, LONDON, N6 4RU

APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY A CONDITION – CONDITION 4C SAMPLE PANELS (ROOF TILES)

Following discussions with your colleague Elizabeth Martin in the Camden Conservation Team, we are submitting an approval of details reserved by condition application to Condition 4c of the planning permission 2017/4156/P to make an application for the approval of the roof tile sample panels.

Condition 4c states that:

“Sample panels showing the following material shall be approved on site and approved in wording by the Council before submitting the relevant part of the works are commenced and the development shall be carried out in accordance with the approved sample. The samples should be retained on site until the work have been completed:

(c) roof tiles and / or ridges.”

On the 20th June 2018 a meeting was held on site with Elizabeth Martin (Conservation Officer) to present the roof tile sample panels (photos of the panels are shown at Annex A to this letter). It was originally proposed to clean and reuse as much of the existing tiles are possible. However, following removal of the roof tiles and upon closer inspection it has become clear that this presents a number of difficulties which are discussed below.

Existing Tiles

The first photo at Annex A shows the panel of the existing roof tiles which have been cleaned using jet washing. Using abrasive methods to further clean, or to jet wash at close range, resulted in damage to the tiles, creating a friable surface. This can be seen in the second photo at Annex B.

Inspection of the existing tiles also highlighted that they do not have any fixings, and should we reuse them we would need to drill two holes into the tiles. This is possible in some instances, but it does result in a significant number of



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broken tiles. There would remain a need to mix in new tiles in order to secure the fixings. Additionally, to meet current standards every end of row tile is required to be a tile and a half width, which can only be achieved by using new tiles.

New Tiles

New tiles have been sourced to match the existing which are manufactured by Dreadnought, which are shown on the third photo at Annex A.

As can be seen from the photos there is a considerable contrast between the cleaned tiles and the new tiles. Options to mix existing tiles with new (in order to secure fixing, end tiles and replace broken tiles) have also been explored. However, this will result in highly visible and unusual pattern which will not replicate the pattern of the original roof. Therefore, we propose that we will only use new tiles on the roof.

Ridge Tiles

It has been possible to clear the ridge tiles to a very high standard without causing damage to the tile. However, some are broken and over the years some have been replaced with different type of tiles (i.e. not matching the original). It is proposed to reuse as many of the original ridge tiles as possible and to have replacements manufactured bespoke to match the original.

Conclusion

The above matters were discussed in detail with Elizabeth and on site she expressed that all options had been fully explored and that it would be acceptable to use the new tiles along with using the existing ridge and newly manufactured ridge tiles.

Please find the following enclosed with this submission:

- Application form;
- Photos; and
- The requisite fee of £116 (inc. VAT) paid directly by HGH Consulting to the London Borough of Camden.

We trust that the information enclosed for your consideration will prove sufficient for the approval of this application. However, should you have any queries, please don't hesitate to contact me.

Kind regards,

Ben Stonebridge
Planner

cc. Elizabeth Martin, LB Camden

enc. Annex A, Photos of sample panels



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Annex A Photos of Sample Panels

1. Cleaned Existing Tile Panel



2. Individual Tile Cleaned at Close Range



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3. New Tile Panel

