

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

18th June 2018

Dear Kristina Smith and Nick Baxter,

RE: Application no. 2018/1684/L & 2018/1227/P

- Terrace: We note the issues raised from Planning terms in relation to the proposed terrace and privacy issues with nearby windows. We propose a 1.7m high privacy screen around 3 sides of the terrace to address these concerns. We propose the detailing of this screening could be addressed by condition and installation prior to occupation of the terrace.
- Dormer window: As highlighted in the attached existing drawing the existing dormer is not centred on the front elevation. There are larger existing dormers than that proposed at properties throughout the street including properties 57,58, 59, 60, 61.
We note the comments however from both a planning and Listed building perspective and we have adjusted the proposal to allow for a **reduction** of this current dormer to the left-hand side when viewed from the front of the property. We shall therefore achieve a dormer centred on the elevation without any loss of historic fabric. Our proposal includes for a conservation rooflight to the left-hand side of the dormer to provide natural light to the proposed utility room behind. This arrangement is seen at other properties across the street including no. 18 & 19 directly opposite.
- Sash Windows: While we accept the comments made in relation to glazing development as a whole the existing windows do not have any architectural significance. The horns and style are clearly not the original windows and date from the refurbishment works. Other neighbouring properties have successfully reinstated the 6-over-6 sash windows. Double glazing is not proposed to any proposed windows to this façade. Single glazing- Mono System by Histoglass is proposed for all windows to this elevation- broacher attached. We would welcome the opportunity to discuss this in further detail.
- Closet Wing: Some investigative opening up works have been carried out as per attached to provide further evidence that this is not original. Please see attached photographic records that prove this is not an original element
- Cross Wall: Please see photographs attached which show evidence of the new timbers lining the area where the old opening between rooms existed.
- Nibs to basement level: Note Conservation issue and drawings have been revised to reflect the retained as existing "nibs" -please see attached.
- GF reinstated curved wall: Comment was received that the reinstated wall was "protruding excessively into the back room". The front room is the principal room and takes priority over the rear room. The proportions have been studied and taken from neighbouring properties.
- Plumbing: Proposed run for services to the right-hand alcove in the rear room up through the building. The plumbing at third floor level shall connect through to the existing plumbing at this level.
- Roof works: As detailed in pg 9 of the Heritage Report the roof has been replaced with a mix of slate to outer slopes and machine made, plain clay tiles to the inner slope. The arrangement of slate to the outer slope and clay to the inner shall be retained. The slate is in poor condition and requires full replacement. The clay tiles will be reused as far as possible and match like for like where existing deemed unusable.

I trust that the above and attached addresses the councils concerns and that the application would be acceptable based on this information. Should you have any further concerns I would appreciate the opportunity to discuss further prior to decision.

Kind Regards
Maria Louise Long