

TRANSIT LIST

Case Ref: PWX0203007	
Premises: 16 Fortune Green Road.	Old Case File Ref: F4/5/31

[illegible]

Jib



**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 020 7278 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

David Barnard
4 Barber Close
London
N21 1BE

Application No: PWX0203007/
Case File:F4/5/33

6th January 2003

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT

Address : 16 FORTUNE GREEN ROAD NW6

Date of Application : 01/11/2002

Proposal :

The conversion of the first and second floor maisonette into
1x 3-bed self contained flat on the first floor and a 1x 2-
bed self contained flat on the second floor,
as shown on drawing numbers; 2377/1 and 2377/3.

Standard condition:

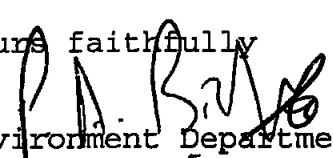
The development hereby permitted must be begun not later than the
expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town
and Country Planning Act 1990.

This application was dealt with by Alex Bushell on 020 7974 2661.

Yours faithfully


Environment Department

(Duly authorised by the Council to sign this document)


Decfplan/TPFU



INVESTOR IN PEOPLE



Director
Peter Bishop

Delegated Report		Analysis sheet		Expiry Date:		06/01/03	
		attached		Cons. Expire:		20/12/02	
Officer				Application Number(s)			
Alex Bushell				PWX0203007			
Application Address				Drawing Numbers			
16 Fortune Green Road, NW6				23774-3 2377/1 and 3.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
	Mary Davidson						
Proposal(s)							
<p>The conversion of the first and second floor maisonette into 1x 3-bed self contained flat on the first floor and a 1x 2-bed self contained flat on the second floor.</p>							
Recommendation(s):		Grant planning permission					
Code:		FP					
Conditions or Reasons for Refusal: (Use Pacis codes for standard text)		None					
Reasons for Conditions:		None <div data-bbox="760 1243 1262 1579" data-label="Image"> </div>					
Informatives:		None					
Consultations							
Adjoining Occupiers:	No. notified	08	No. of responses	00	No. of objections	00	
Summary of consultation responses:	None						
CAAC/Local groups* comments: *Please Specify	None						

Site Description

3 storey mid terraced property with a flat on the ground floor and a maisonette above. The site is on the north side of Fortune Green Road mid-way between its junctions with Parsifal Road and Lyncroft Gardens. The site is not within a CA.

Relevant History

2002 App for a mansard roof extension and subdivision into three flats - withdrawn following officer advice - this current submission has been submitted to address verbally expressed objections to the form of the roof extension.

Relevant policies

TR18, HG4, HG13, HG18, HG19, HG20

SPG - internal space standards

Assessment

The considerations material to the determination of this application are as follows:

- The proposal incorporates a three bed unit, suitable for occupation by families or larger households, and thereby satisfies the UDP policies relating to the mix of units in conversions (HG18 - 20);
- The room sizes meet the internal space standards in SPG;
- The three bed unit on the first floor would have rear access to the garden which complies with HG13;
- The proposed units and the retained ground floor unit would be restricted to one unit per floor, defined as being acceptable in parking generation terms in Policy TR18;
- An existing bin store in the front garden could be utilised; and
- There would be no external alterations

CODING SHEET

Area Team: S / NE / NW

Reg.No. : PWX02023007

Address: 16 Fortune Green Rd.

PRE REG: Y / N

Date of App: 11/11

Date Rec: 5/11/11

Copy PWX0202784

Application Type: TPRU

INCOMPLETE Y/N Reason(s):

COMPLETE (Formal Registration):

Date Reg: 5/11/11

Level of Decision: D / P

Case Officer: BWA

Site Notice: Y / N

Press Advt: Y / N

Departure: Y / N

Weekly List Date: (as date inputted)

FEE SCREEN: Payment Type: CHEQ / CASH Payer: AGNT / APPL / OTHR

Total Amount Req.: RESUB

Date Received: 5/11/11

Total Amount Rec.:

Receipt No.:

AGENT: See application form for details

APPLICANT: Type: PR See application form for details

LOCATION: See application form for details

Case File F4/5/33

CA Area: WES

Ward: FOR

PROPOSED DEVELOPMENT: See application form for details
Proposal (if not as on application form see below or over)

Alter/extend:

Y / N

New Building involved: Y / N

Public Right of Way

Y / N

Demo.ind:

Y / N

Site Area

Sq.m

Newspaper: HAMH

DOE Code: COLS

ADVERT DETAILS: Newspaper Date: (as date inputted)

Related Appl No.

Cert Type: S66A Cert Present Y / N

App.Signed Y / N

No of Plans Req: 4

No.of Plans Rec: 4

LISTED BUILDING CODES: I II II*

NEIGHBOURS LETTERS: Y / N

STANDARD CONSULTEES: Y / N

COMMENTS:

NEIGHBOURHOOD CONSULTATIONS

ADDRESSES

E/R K

+ anyone else who commented
on PNW 0202784

Total sent:

Date sent: 18/11/2002 Replies due by: 09/12/2002

STANDARD CONSULTATIONS

EXTERNAL:

Date sent

Tick

☒ West End Green CHAC 18/11/02

☐ / /

☐ / /

☐ / /

☐ / /

☐ / /

☐ / /

INTERNAL:

Date sent

Tick

☐ Env. Health

/ /

☒ Traffic (ITRA) 18/11/2002

☐ Forward Plan (IFPP) / /

☐ C & D (IC&D) / /

☐ / /

☐ / /

☐ / /

Date ALL consultations complete by

: 20/12/2002

Application Expiry Date (8 week date)

: 06/01/2003

Target Report Date (to meet 8 week date)

: 31/12/2002

Mon Nov 18 08:48:25 2002

PACIS Earlist +-----+ 18-nov-2002 08:47
MAINTAIN | List of addresses |

+-----+
| Application Id PWX0203007 Application type TPFU |
| Location 16 FORTUNE GREEN ROAD NW6 |
| Proposed dev Conversion of first and second floors to 2 x self-contained |
+-----+

Role	<-	Name / Address	->	Corr Ind	Menu
AGNT		David Barnard 4 Barber Close London N21 1BE		Y	registr
APPL		R. Walter & S. Redler 95 Codicote Road Welwyn Herts		N	fees
CONS		West End Green CAAC		Y	agent
CONS		Traffic Observations Stephen Burke Forward Planning		Y	aplicnt
GRPS		Admin Officer who input application - CB		N	locadr
LOCN		16 FORTUNE GREEN ROAD LONDON NW6 1UE		Y	locdesc
NGHS		Adam Jefferson FLAT 1ST FLOOR 18 Fortune Green Road		Y	proposd
NGHS		Mr & Mrs O.J. Bick FLAT GROUND FLOOR 18 Fortune Gree		Y	certs
NGHS		The Occupier FLAT 1ST AND 2ND FLOOR 16 Fortune Green		Y	1stbldg
NGHS		The Occupier FLAT 2 14 Fortune Green Road LONDON NW6		Y	+-----+
NGHS		The Occupier FLAT 2ND FLOOR 18 Fortune Green Road LO		Y	+-----+
NGHS		The Occupier FLAT 3 14 Fortune Green Road LONDON NW6		Y	

+-----+

Mon Nov 18 08:48:34 2002

PACIS aulist +-----+ 18-nov-2002 08:47
MAINTAIN | List of addresses |

+-----+
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NGHS		The Occupier FLAT 2 14 Fortune Green Road LONDON NW6		Y	certs
NGHS		The Occupier FLAT 2ND FLOOR 18 Fortune Green Road LO		Y	lstbldg
NGHS		The Occupier FLAT 3 14 Fortune Green Road LONDON NW6		Y	+-----+
NGHS		The Occupier FLAT GROUND FLOOR 14 Fortune Green Road		Y	+-----+
NGHS		The Occupier FLAT GROUND FLOOR 16 Fortune Green Road		Y	

ANALYSIS INFORMATION

pe of Development (Tick ✓)

PWX0203007

Z = (Re) development

EZ = Extension

CZ = Change of use

MZ = Other

DOOR SPACE DETAILS (M²)

Use	Existing	Proposed	Use	Existing	Proposed
1 (shop)			CH (Hostel)		
2 (Financial/Professional)			C3 (Residential)	170	170
3 (Food & Drink)			D1 (Non Residential inst)		
4 (Business)			D2 (Assembly & Leisure)		
5 (General Industry)			SG (Sui-Generis)		
6 (Warehouse)			UU (Use Unknown)		
7 (Hotel)					

RESIDENTIAL DWELLINGS

House	Existing	Proposed	Flat/Maisonette	Existing	Proposed
12 = 2 habitable rooms			F1 = 1 habitable room		
13 = 3 habitable rooms			F2 = 2 habitable rooms		
14 = 4 habitable rooms			F3 = 3 habitable rooms		
15 = 5 habitable rooms			F4 = 4 habitable rooms		
16 = 6 habitable rooms			F5 = 5 habitable rooms		
17 = 7 habitable rooms			F6 = 6 habitable rooms		
18 = 8 habitable rooms			F7 = 7+ habitable rooms		
19 = 9 habitable rooms					

HMOs			INSTITUTIONS		
	Number of Hab. Rooms	No. of HMOs		No. of Bedrooms	No. of Institutions
EXISTING	M ()		EXISTING	R ()	
PROPOSED	M ()		PROPOSED	R ()	


PARKING

EXISTING	NUMBER	
	Parking Spaces - General	
	Parking Spaces - Disabled	
PROPOSED	NUMBER	
	Parking Spaces - General	
	Parking Spaces - Disabled	

APPLICATION FRONT SHEET

Address	16 Fortune Green Road, NW6	Ref. No: P0203007.
Description of Development	Conversion of first & second floors to 2x self-contained flats.	

Initial/date	Comments: <u>Complete</u>
NG c/r JW	Certificate B ✓ for ✓ (re-sub). * No external alterations
**	Admin - please make sure that FWX0202784 is w/d if it hasn't already been

Type of Application		Date Valid
---------------------	---	------------

TOWN AND COUNTRY PLANNING ACT 1990**NOTICE OF RECEIPT OF A PLANNING APPLICATION**Date of Notice: 22nd November 2002.

ADDRESS: 16 FORTUNE GREEN ROAD NW6

PROPOSAL:

Conversion of first and second floors to 2 x self-contained flats.

(Plans submitted).

Application number: PWX0203007/
Associated number :

You can look at the application and any submitted plans at the One Stop Reception on the 5th Floor of Camden Town Hall, Argyle Street, WC1 8EQ. The Reception is open between 9.00am and 5.00pm, Monday to Friday, with extended opening till 7.00pm on Thursdays. A duty planner is available during these times to assist you in looking at plans and to offer general planning advice. Plans are also available on the Council's website at Camden.gov.uk/planning.

If you would like to submit comments on the application, please do so, in writing or by email, within 21 days of the date on this notice. (Please quote the application number)

NOTIFICATION OF COMMITTEE DATE

If the decision is to be taken by the Development Control Sub-Committee we will tell you the date of the committee if you clearly ask us to in your letter.

Please also note that the proposal described above may not cover all aspects of the application. The submitted plans may show additional information.

The application is being dealt with by Alex Bushell on 020 7974 2661.

Director of Environment Department

NOT1letter.



Camden

Camden Town Hall
Argyle Street
Entrance
Euston Road
London WC1H 8ND

PLANNING APPLICATION FORM

Town & Country Planning Act 1990

Development Control Team

Please read accompanying notes before answering any questions.
Please complete all sections in BLOCK CAPITALS. Please answer every question.
Four copies of the completed form and five sets of drawings specified in Note 5 are required.

I am applying for planning permission and declare that to the best of my knowledge all the information in this application form and on submitted plans is correct.

Signed: [Signature]

Applicant/Agent (please delete)

Date 11.1.02

FEE (Please delete/insert as appropriate)

- I enclose the application fee of £ re-submission on withdrawal
- by cheque/P.O No: _____
- No fee is payable for the following reason: _____

FOR FINANCE SECTION USE:

Receipt No. _____
Date _____
Payee _____
Area: S NW NE
Cheque/PO £ _____

FOR OFFICE USE:

Case file _____
Reg. No. PL / _____
Date Record _____

1

Applicant

Name R. WAXTER / S. REYLER
Address 95 LODICOTE ROAD
WELWYN HERTS.
Post Code _____
Tel. No. _____

Agent (if any) to whom correspondence will be sent.

Name DAVID BARNARD
Address 4 BARBER COURT
N21 1BE
Post Code _____
Tel. No. 82451583
Contact Name/Ref: _____

2

Address of Application Site.

16 FORTUNE GREEN ROAD NW6
Post Code _____

Does this site include any listed buildings/structures?

Yes ☐ No ☒

3a

Description of Development for which application is made.

CONVERSION OF UPPER MANSIONETTE INTO 2 NO. 5/C
FLATS

3b

Present use(s) of land or property.

GRAND PLEX SIC PART +
SIC UPPER MANSIONETTE

4

Type of Application (tick as appropriate).

- A ☒ A full application for new building works and/or change of use.
 - B ☐ An outline application - Please tick those matters (if any is appropriate) for which approval is sought at this stage.
Siting ☐ Access ☐ Design ☐ External Appearance ☐ Landscaping ☐
 - C ☐ An application for removal/alteration of a condition of a previous planning permission.
 - D ☐ An application for renewal of permission.
 - E ☐ An application for buildings or works already carried out or use of land already started.
- If you have ticked C or D please give date of previous permission (/ /) and the reference (PU)

5 Plans and Drawings Submitted with this Application.

Please list all drawings, plans and documents forming part of this application. (These should have distinctive reference numbers):

SCA. drawing. 2377/1 + 3

Please specify type and colour of external materials here (or in a covering letter) and on your plans.

6 Additional Information.

If any of the answers below is yes, the details should be clearly identified on the application drawings.

- Does the proposal involve the felling or lopping of trees?

If yes specify works proposed

Yes ☐ No ☒

- Does the proposal involve a new or altered access from a public highway?

Vehicular - Yes ☐ No ☐

Pedestrian - Yes ☐ No ☐

Does the proposal affect a public right of way?

Yes ☐ No ☒

- Have arrangements been made for refuse storage?

Yes ☒ No ☐

- Does the proposal take account of the needs of people with disabilities?

Yes ☐ No ☐

Not applicable ☒

- Does the proposal provide for a means of escape in case of fire?

Yes ☒ No ☐

- Does the proposal include parking spaces?

If yes, please state the number of parking spaces.

Yes ☐ No ☒

Existing ☒ Proposed ☐

7 All Types of Development: Floorspace.

- What is the amount of floorspace in the following categories to which the application relates? (If vacant please state last known uses and give amounts.)

	Existing gross (state if vacant)	Proposed gross
Retail (A1)	m ²	m ²
Financial/Professional Services (A2)	m ²	m ²
Restaurant/Cafe/Public House etc (A3)	m ²	m ²
Offices	m ²	m ²
Industrial	m ²	m ²
Warehousing	m ²	m ²
Residential	170 m ²	m ²
Hotel/Hostel (see below)	m ²	m ²
Other (state use and whether now vacant and complete floorspace columns)	m ²	m ²
	m ²	m ²
	m ²	m ²
Total	m ²	m ²
Hotel/Hostel: Number of (a) bedroom (b) bedspaces	a) b)	a) b)

What is total net area of the site? 250 m² hectares

8

Development Involving Residential Use (Including conversion)

- Please give the number of existing residential units on the site:-

Single family dwelling houses ☐ Self contained flats and maisonettes ☒ Other ☐
 Number Vacant ☐ Number Vacant ☐ Number Vacant ☐

- Please describe the nature of any units listed as 'other' above (e.g. Non-self contained accommodation):-

- Please give the number and size (by number of bedrooms) of proposed residential units on the site. Do not include any non-self contained units.

	Single family dwelling houses	Self contained flats and maisonettes
1 bedroom		
2 bedrooms		
3+ bedrooms		
TOTAL		

- Are you proposing any non-self contained units? Yes ☒ No ☐

If yes, how many? ☒ 2

9

Information relating to Non-Residential Developments

- Does the proposal include the installation of plant, ventilation ducting or air conditioning equipment? Yes ☐ No ☒
 If yes, please give full details of the type of equipment proposed either on the drawings or in the form of a covering letter.

Does the proposal provide for loading and unloading within the site? (if yes, identify on plan)

Yes ☐ No ☒

- Please give the number of vehicles that enter the site on a normal working day.

	HGV	Other Vehicles
Existing		
Proposed		

Does the proposal involve the use of hazardous materials?

- If yes, please state what materials and approximate quantities in a covering letter.

Yes ☐ No ☒

10

Section 66 Certificate

N.B. You must complete the appropriate Section 66 certificate as part of your application - Please see note 10 for

- If you are the sole owner of the land to which the application relates complete Certificate A below (Owner means a person Having a freehold or leasehold interest with at least 7 years unexpired).

This Certificate is not appropriate unless you are the sole owner. (See Note 10)

- If you are not the sole owner of the land or if any part of the development goes outside land in your ownership. (even if only foundations) you must complete Certificate B below and serve notice on each of the owners. using the wording in Notice 1 below. (see Note 10)

- If you do not know the names of all or any of the owners you will need to complete Certificate C or D which will be sent to you on request. (See Note 10)

- Any person who knowingly or recklessly issues a certificate which contains any statement which is false or misleading in a material particular is liable on conviction to a fine not exceeding £400

CERTIFICATE A Under Section 66 of the Town and Country Planning Act 1990 (Owner's Certificate)

I certify that:

- at the beginning of the period of 21 days ending with the date of this application nobody, except the applicant, was the owner of any part of the land to which this application relates.
- none of the land to which this application relates is, or is part of an agricultural holding.

Signed _____ Date _____

on behalf of: _____

CERTIFICATE B Under Section 66 of the Town and Country Planning Act 1990

I certify that:

1. I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of this application, was the owner of any part of the land to which this application relates, as listed below:
(continue on separate sheet if necessary.)

Owner(s) name:

Address at which notice
was servedDates on which notice
was served

MISS A. POLLARD

16 FORTUNE GREEN
ROAD NW6

NN.1.02

2. none of the land to which this application relates is, or is part of, an agricultural holding.

Signed

Date

NN.1/02

on behalf of:

P. WATTEL / S. LEDGER

NOTICE No. 1 Under Section 66 of the Town and Country Planning Act 1990

Proposed development at (a)

I give notice that (b)

Is applying to Camden Council for planning permission to:

(c)

Any owner of the land who wishes to make representations about this application should write to Development Control, Environment Department, Camden Town Hall, Argyle Street Entrance, Euston Road, London WC1H 8EQ within 21 days of the date of service of this notice.

Insert:

- (a) address or location of the proposal development
(b) applicant's name
(c) description of the proposed development

Signed

Date

on behalf of:

11**Duplicate Applications/Re-submissions**

Have you submitted a duplicate (ie identical) application?

Yes ☐No ☒

If yes, and you have already received an acknowledgment, please give our Registered number: PL;

Do you want your application to be considered as a re-submission of an earlier application that was either refused or withdrawn?

Yes ☐No ☐

If yes, please give our registered number and the date that your earlier application was either refused/withdrawn (please delete as appropriate):

PL:

Date

Have you submitted any other application in connection with this application?
(eg for : Listed Building, Conservation Area, or Control of Advertisement Consent)

Yes ☐No ☒

If yes, please specify:

12

Is the applicant/agent related to either a member of
the Council or any Council employee?

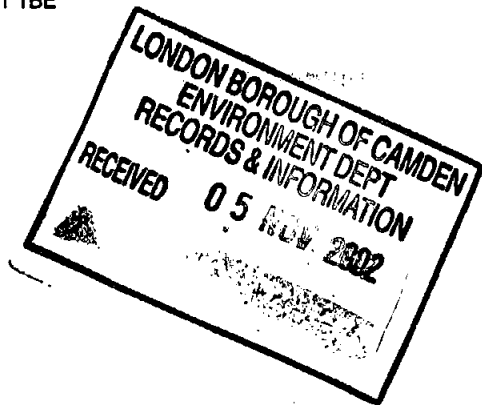
Yes ☐No ☒

DAVID BARNARD

Town Planning Consultant & Building Designer

4 Barber Close, London N21 1BE

Telephone:
020 8245 1583
Fax: 020 8245 1584



To: Camden Planning Services
Town Hall, Argyll St. WC1

Date NOV. 1. 02

Dear Sirs,

PLANNING APPLICATION

Re: 16 Portune Green Road NW6

Please find enclosed:

- . Completed Application Forms and Certificates ✓
- . Fee cheque for £ - re-submission on withdrawal
- . Four copies of dwg. no. 2377/1+2

all for approval under the Town & Country Planning Act 1990.

Yours faithfully,

David Barnard

A handwritten signature in black ink, appearing to read 'David Barnard', written over the printed name.

The rebuilding of 16 Fortune Green had as one flat and one maisonette, both self contained.

Our Reference: PWX0203007

Telephone Enquiries:
020 7974 2661

Date: Thursday, 30 January 2003

Robert Walter
(fax only)

F4/S/33



Development Control

Planning Services

London Borough of Camden

Town Hall

Argyle Street

London WC1H 8ND

Tel 020 7278 4444

Fax 020 7974 1975

env.devcon@camden.gov.uk

www.camden.gov.uk/planning

Dear Mr Walter,

Town & Country Planning Act 1990 (as amended)
16 Fortune Green Road

I write further to our recent telephone conversation in respect of the planning application to convert the above address into flats.

I confirm that no letters of representation were submitted as a result of the standard consultation exercise.

If you would like to discuss this matter further, please do not hesitate to contact me on the above direct dial number.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'ABushell'.

Alex Bushell,
for Director of Environment.

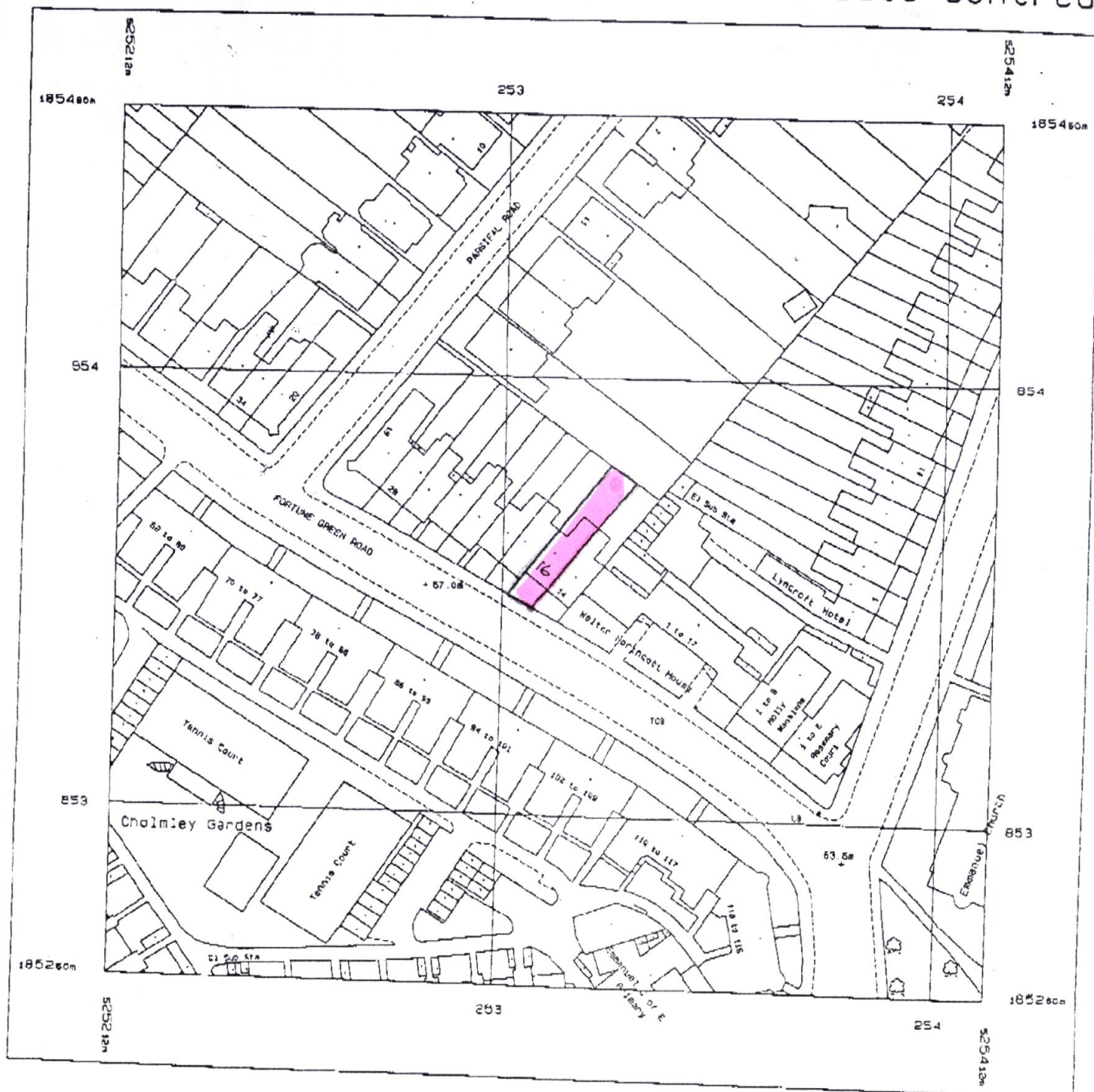


Director
Peter Bishop

Superplan®

Planning Extract - 1

Site-centred



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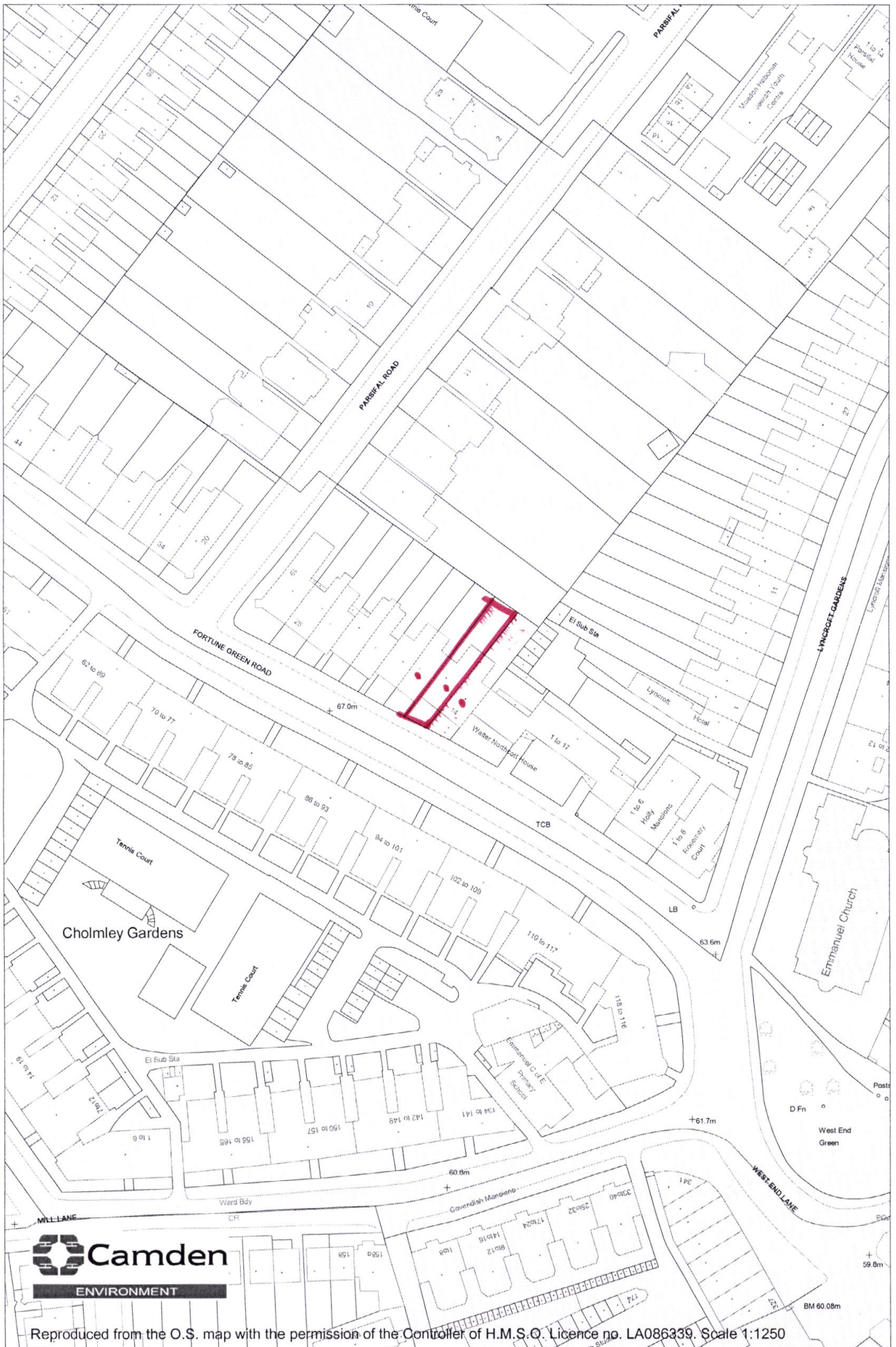
PWX0203007

Scale 1: 1250

National Grid sheet reference at centre of this Superplan: TQ2585SW

The representation of a road, track or path is no evidence of a right of way.

Centre Coordinates: 525312 185360
Supplied by: National Map Centre



16 Fortune Green Rd



No. 16



rear view of no. 14. (no. 16 similar)



flat opp. no. 16, showing mansard
storey



~~front~~ - front
no. 16 + no. 14

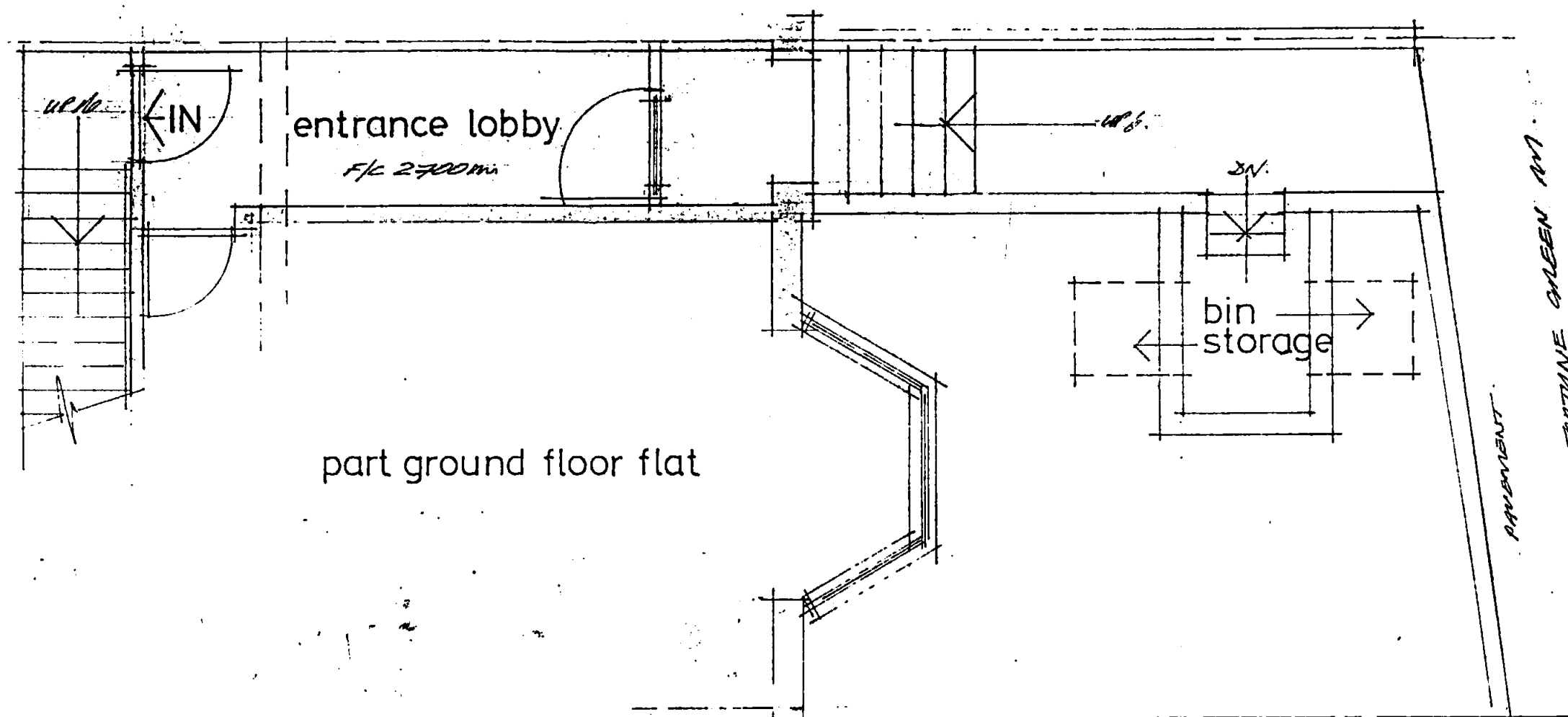


front

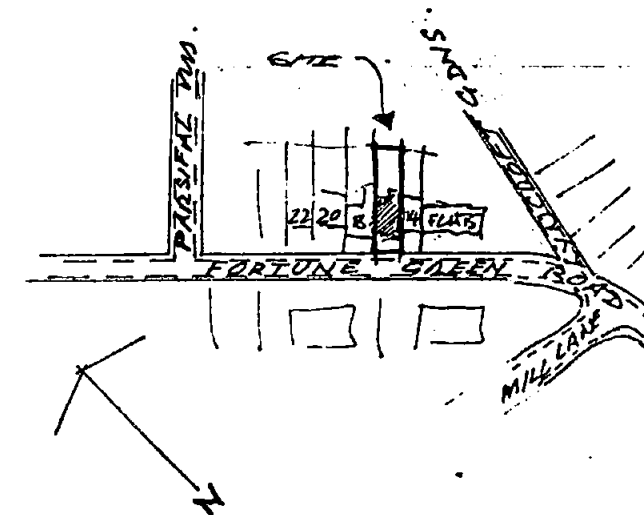
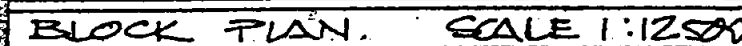
no 66 Fortune Green Road New



PLANS APPROVED
ON BEHALF OF THE COUNCIL



GROUND FLOOR PLAN



16 FORTUNE GREEN ROAD
NW6

SURVEY OF EXISTING PREMISES
plans:

scale: 1:50	job: 2377
date: 12 AUG 2002	
drawn: UNDR	dwg. no: 1
client: R. WALTERS	

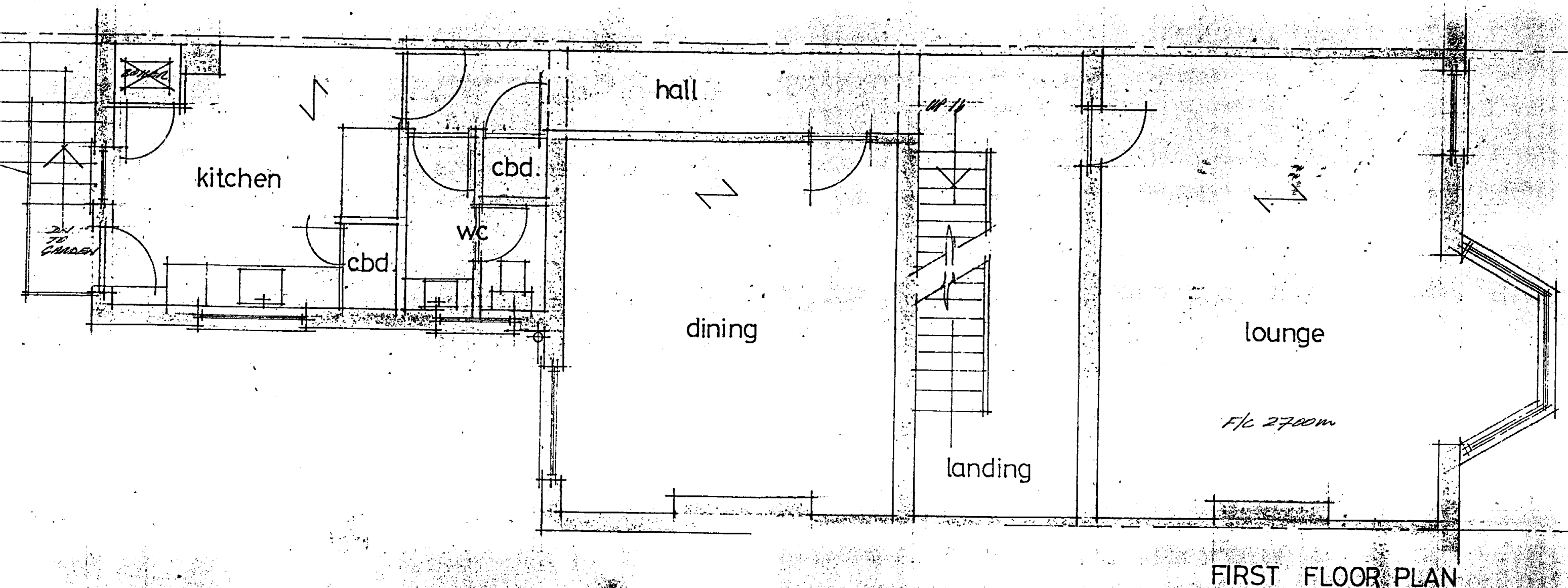
DAVID BARNARD

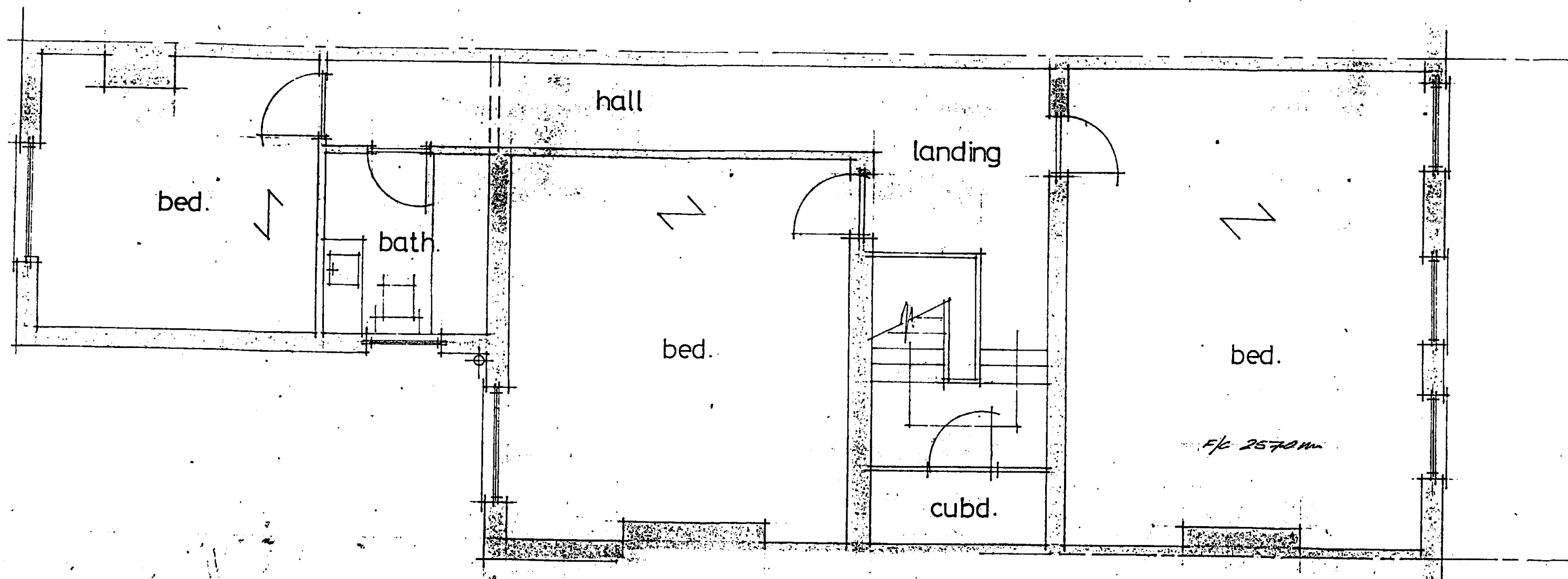
Town Planning Consultant + Building Designer

4 Barber Close, London, N21 1BE

Tel: 020 8245 1583

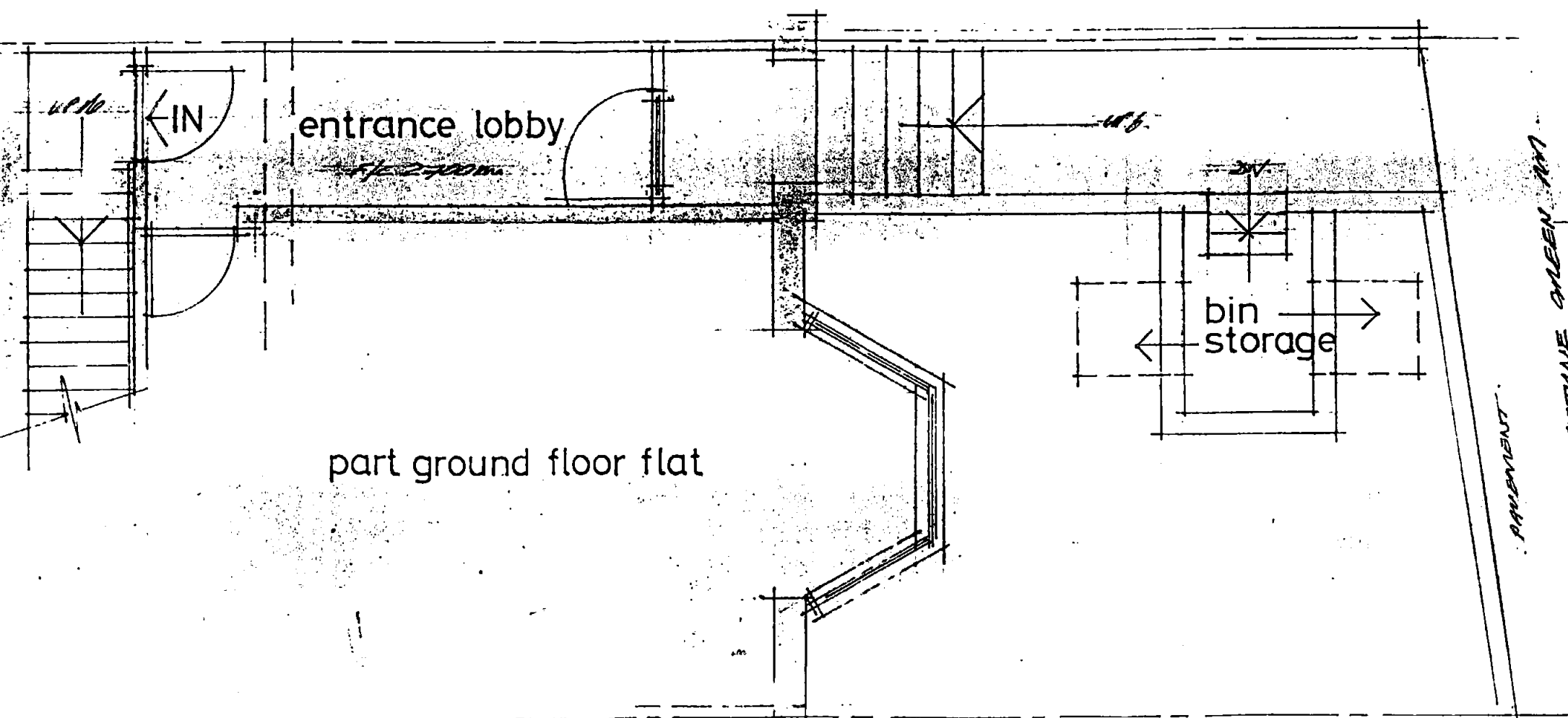
PWX0203007





SECOND FLOOR PLAN

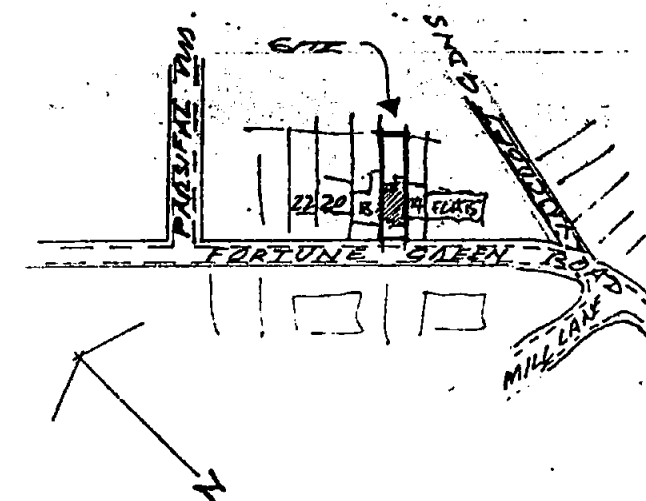
NOT FOR CONSTRUCTION
24 DEC 2002
PLANS APPROVED
ON BEHALF OF THE COUNCIL



GROUND FLOOR PLAN

PWX0203007

BLOCK PLAN SCALE 1:12500

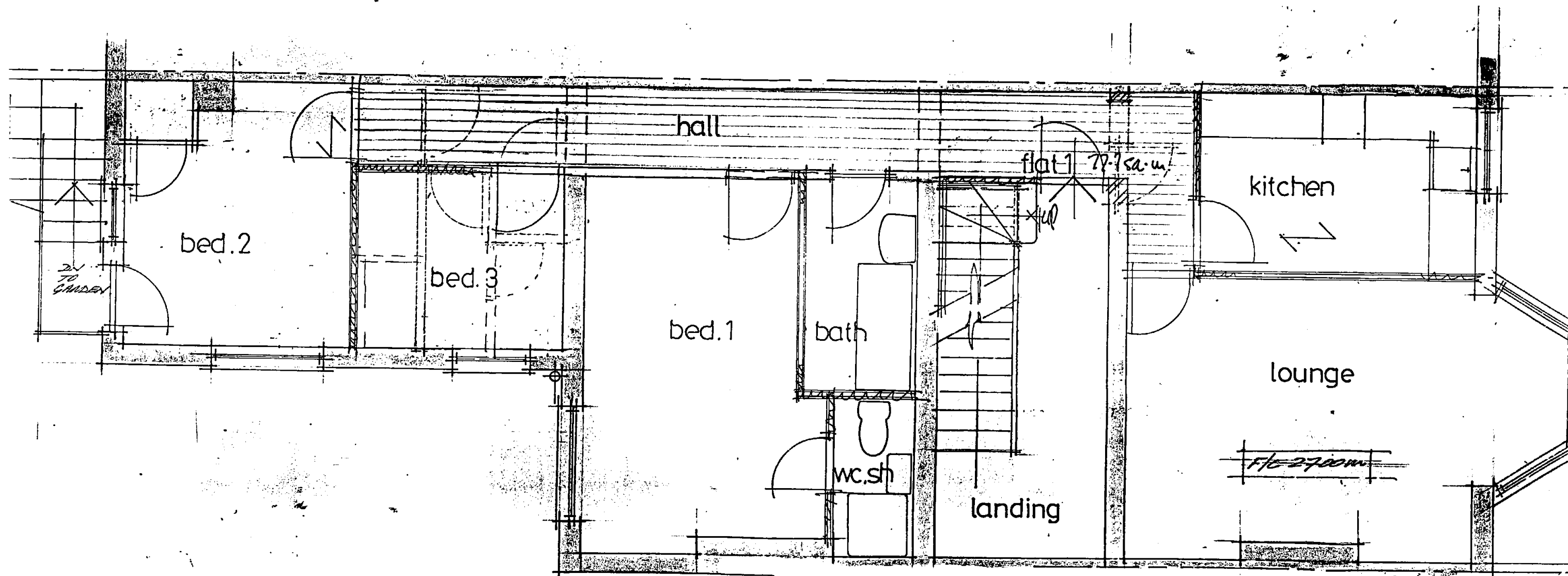


16 FORTUNE GREEN ROAD
NW6
proposed conversion of 1st/2nd floor
maisonette into 2 no. 5/c flat units:

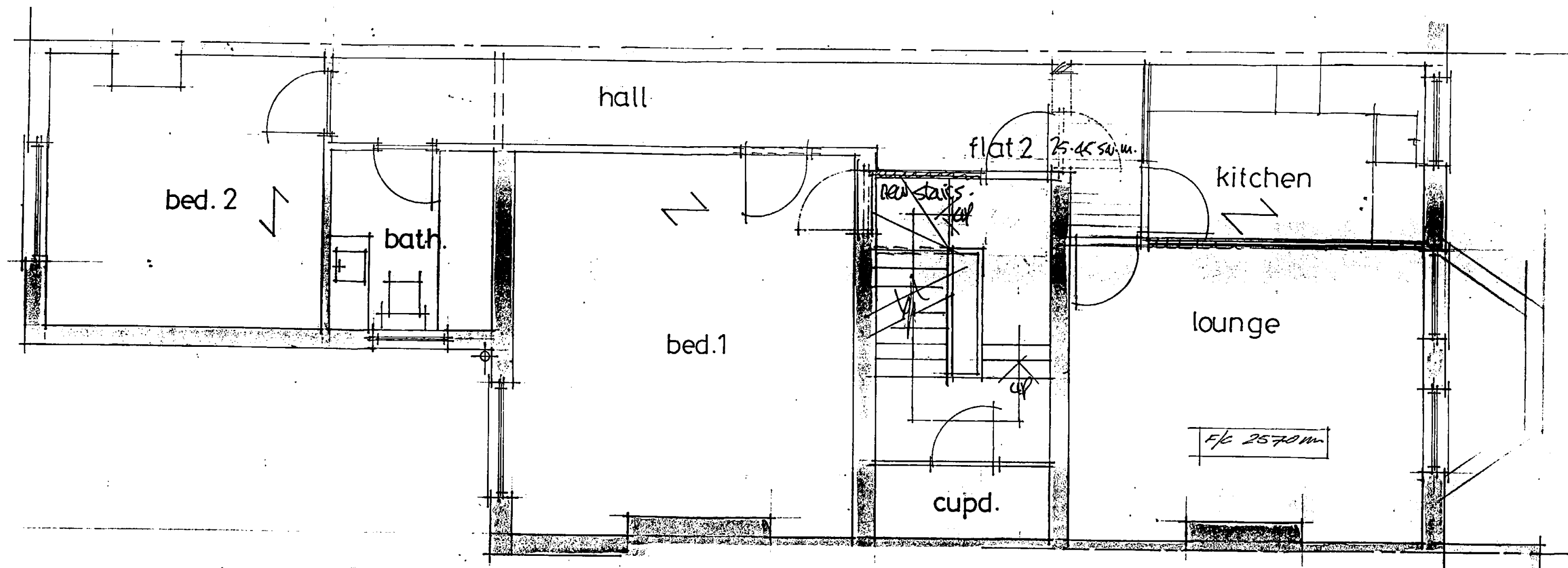
plans:

scale: 1:50	job: 2377
date: 12 AUG. 2002	
drawn: UNDR	dwg. no: 3
client: R. WALTERS	

DAVID BARNARD
Town Planning Consultant + Building Designer
4 Barber Close, London, N21-1BE
Tel: 020 8245 1583



FIRST FLOOR PLAN
proposed 3-bed. unit



SECOND FLOOR PLAN
proposed 2-bed. unit.