

NU2/B/PL/01  
19 December 2018

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

Dear Sir/Madam

**RE: 10 NUTLEY TERRACE, LONDON NW3 5SB**

We are instructed by our client, Mr Amit Jagtiani, to submit a Householder Planning & Demolition in a Conservation Area Application for the above-referenced site in Hampstead, Fitzjohns/Netherhall conservation area.

The above reference address currently holds a valid planning consent, app ref: 2015/6528/P dated 5 May 2017, permitting extensions at ground and first floor levels along with an extensive new basement level. This new application preserves the approved extensions above ground while omitting the basement level extension, entirely.

10 Nutley Terrace is a detached 2-stoery single-family dwelling in poor condition, with the fabric showing signs of movement and structural failure, and little or no thermal properties in the external fabric. Parts of the front elevation of the building are mentioned in the Fitzjohns/Netherhall conservation area statement. This application proposes extensions to the rear and side at ground floor level, a rear extension at first floor level and full internal refurbishments to form a thermally efficient dwelling in accordance with current regulations. As mentioned above, these proposed extensions are in line with the valid consented scheme.

The proposal replicates the height and mass of the existing building at the public façade. The majority of the added floor area above ground extends to the rear of the property and will have little impact on the substantial rear garden. A full outline of the design development of this proposal is offered in the **Design, Access & Heritage Statement** which is submitted along with this application.

The previous consented scheme, mentioned above, was supported by a **Daylight and Sunlight** study; as there is no relevant variation above ground between the consented and new application, we would suggest the same study could be adopted.

Similarly, a **Tree Survey Report**, including a **Tree Constraints Plan** was undertaken and informed the design of the previous consented application. It is re-submitted in this application.

In light of the above, we trust that this application will be looked upon favourably by the Camden planning office.

Accordingly, our online application is supported by the following documents and drawings:

- the online *Householder Planning & Demolition in a Conservation Area Application*
- Cover Letter
- Drawing Issue Sheet
- Drawings:
  - Location Map at 1:1250 scale
  - Existing & Proposed Site Plans at 1:200 scale
  - Existing floor plans, building section and elevations
  - Demolition plans, building section and elevations
  - Proposed floor plans, building sections and elevations
  - Photographs of the applicant site and existing neighbouring properties
- Design, Access & Heritage Statement
- Tree Survey Report, including a Tree Constraints Plan
- Completed CIF form

Additionally, the planning application fee, of £206.00, has been paid online.

We trust we have provided all necessary information and drawings required for the validation of this application. However, if you require any further information, please do not hesitate in contacting us.

We look forward to hearing from you.

Yours faithfully,

PP   
MARK RUTHVEN

CC: Mr Amit Jagtiani