

28th March 2019



Regeneration & Planning
London Borough of Camden
5 Pancras Square
Judd Street
London
WC1H 9JE

Abigail Heraty
E: abigail.heraty@savills.com
DL: +44 (0) 20 75353341
M: +44 (0) 7870999100

33 Margaret Street
London W1G 0JD
savills.com

Dear Sir/Madam

South Lodge, Heathside London NW3 1BL
Approval of details Reserved by Condition 4

On behalf of the applicant, Mr and Mrs Nick and Amanda Raphael, please find enclosed an application for the details as required by condition 4 of List Building Consent ref: 2018/2472/L

Listed Building Consent was granted in August 2018 for:

"Internal and external alterations including, replacement of existing rear extension at ground floor level, excavation works to create rear extension at basement level including lowering of existing basement floor level, alterations to fenestration at ground and second floor level, internal rearrangement at all levels, replacement of roof slates and replacement of railings at roof level."

In granting this consent, a total of 4 conditions were placed on the Listed Building Consent. This submission provides information in order to **part discharge condition 4, specifically parts A, B and D.**

Details for the discharge of part C of Condition 4 will be submitted separately.

In addition to this covering letter, please find the following enclosed:

- Application Form;
- General Method Statement (prepared by Restore London);
- Proposed Elevation Drawings (prepared by Greenway Architects);
- Proposed Windows and Roof Railings (prepared by Greenway Architects); and
- Decision Notice of the Listed Building Consent (REF:2018/2472/L)

This application relates to a condition of an application for Listed Building Consent and therefore there is no fee payable.

Condition 4 states:

"Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill);*

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills plc. Registered in England No. 2122174.
Registered office: 33 Margaret Street, London, W1G 0JD

b) *Details of metal railings at roof level;*

c) *Manufacturer's specification details of all facing materials of the new rear extension (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).*

d) *Details of brickwork cleaning method.*

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works."

The accompanying drawings, elevations and method statement prepared by Greenway Architects and Restore London relate to discharging Part A, B and D of Condition 4. The elevations, drawings and method statement have been prepared to demonstrate that the appearance and the character of the immediate area will be safeguarded in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Part A

Part A of Condition 4 requires details including sections at 1:10 of all windows. The vast majority of the existing windows within South Lodge are being retained and are therefore unchanged from their existing state. A total of just 3 new windows are being introduced.

Each of the windows proposed are different and the accompanying drawings have been prepared for each individual window, as displayed on the Proposed Windows and Roof Railing Elevation. For ease of reference, the proposed window drawings relate to:

- The ground floor drawing room new sash window; (shown on the Proposed S-W elevation)
- the second floor half landing new sash window; (shown on the Proposed N-W elevation) and
- the basement ensuite 04 new sash window (shown on Proposed N-E elevation)

Additionally, the Proposed Windows and Roof Railing drawing also demonstrate in detail a plan and a section of each of the proposed windows, clarifying the window cill, the proposed new timber external shutters and the new glazing.

Part B

Part B of Condition 4 requires details of metal railings at roof level. The accompanying Proposed Windows and Roof Railing Drawing illustrates the detail of the roof railing, which confirms that the mid steel railing is black hand painted to match the design of No.1 East Heath Road Railing. Additionally, the accompanying Proposed S-E and N-W Elevations further demonstrate that the proposed roof railing will be a traditional metal railing, which will replace the existing non-original railing. Therefore, reinstating the roof railing to a traditional feature.

Part D

Finally, Part D of Condition 4 requires details of the brickwork cleaning method. Accompanying this application is the General Method Statement prepared by Restore London, a contractor with specialist experience in cleaning and restoring listed and historical buildings. The statement sets out the method of cleaning and repairs for the brick façade, including the preparation and logistics, typical repairs, and other works. In summary, it is proposed to use a super-heated steam cleaning system for the majority of the cleaning without use of agents, chemicals or abrasive materials.



Also, the accompanying drawings further confirm the brickwork cleaning method.

The information submitted therefore satisfies the requirements of Condition 4 part A, B and D. However, should you have any queries please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Savills" in a cursive, stylized script.

Abigail Heraty
Graduate Planner