

Planning and Development Control  
Camden Council  
Camden Town Hall  
London  
WC1H 8ND

1st September, 2019

Dear Sirs,

**Re: 99 South End Road, LONDON NW2 2RJ**

We have pleasure in attaching herewith our application for Full Planning and Listed Building Consent for the above property.

The application is to carry out works to a grade 2 listed cottage in Hampstead, and has been prepared by us with advice from historic buildings expert Dorian Crone of Heritage Information Limited.

The documents submitted with this application include:

- Design and Access Statement 30th August 2019
- Heritage Statement August 2019
- E-001 Main House Existing Plans
- E-002 Main House Existing Elevations and Sections
- E-003 Main House and Annex Existing Sections AA, BB
- E-004 Annex Existing Plans
- E-005 Annex Existing Elevations
- SP-001 Rev. A - Existing and Proposed Site Plans
- SL-001 – Site Location Plan
- PP-002 Rev. B - Cottage Proposed Elevations and Sections
- PP-003 Rev. B – Cottage and Annex Proposed Sections AA, BB
- PP-004 Rev. C – Annex, Annex Link and Rear Garden Proposed Plans
- PP-005 Rev. B - Annex Proposed Elevations and Section
- PP-010 Rev. B – Cottage Proposed lower Ground Floor Plan
- PP-011 Rev. B – Cottage Proposed Upper Ground Floor Plan
- PP-012 Rev. B – Cottage Proposed First Floor Plan
- PP-013 Rev. A – Cottage Proposed Roof Plan
- PP-030 Rev. A – Front Garden Proposed Plan and Sections
- V-001 Rev. A – 3D renderings of the proposed works
- V-002 - 3D renderings of the proposed works
- 190802 Email and attachments to CBC regarding side extension roof
- ER-001 – Side Extension Roof Existing Situation
- ER-002 – Side Extension Roof Option 1
- CBC responses to two pre-planning enquiries and DLA notes regarding these responses

The submission of this application follows nine months of consultation with Camden Borough Council, and the submission of two Pre-Planning Enquiries. The correspondence received from the council following these pre-planning enquiries, and subsequent site meetings, is included within the planning application documentation, although it should be noted that the detailed analysis of the listed cottage by Dorian Crone in support of the pre-planning enquiries has not been referred to in the council's responses.

The challenge of this project has been to preserve and enhance a listed property which has suffered from successive internal and external alterations leaving it stripped of almost all of its original internal details and plan form. Our proposed works will remove the accumulation of poorly conceived post second world war internal modifications and restore a significant amount of period detailing and legibility to the listed cottage. The introduction of a glazed pergola link to the rear annex allows the removal of services and utility functions from the cottage, and allows its simple original plan form to become more legible. The re-opening of the original passageway to the rear of the building to form a new side entrance references the original circulation pattern, and reintroduces historic floor and wall finishes. The careful use of minimal structural and glazing elements to the proposed rear conservatory we believe compliments the simple proportions and detailing of the original regency cottage.

As concluded by the Heritage Statement; 'the proposal is considered to sustain the special historic and architectural interest of the statutorily listed building by preserving those elements of significance that have been identified as contributing to that special interest, and removing those elements that are detrimental to that interest'.

We believe the proposal represents a sensitive and appropriate approach to the preservation and enhancement of this listed structure and its setting, whilst allowing it to respond to the needs of our client as an attractive, comfortable and practical home.

We look forward to working with your department and receiving your recommendation for approval.

Yours faithfully,

David Long RIBA