

4th August 2017

Delivered via Planning Portal

Planning – Development Management  
Camden Council  
5 Pancras Square  
London N1C 4AG

Dear Sir / Madam

**Re: 21 Parliament Hill – Application for Planning Permission**

On behalf of our clients, we hereby submit an application for planning permission, including the following proposals: removal and replacement of the existing rear addition, the provision of a front porch and a bin store to the front garden along with the rebuilding of the front boundary wall at 21 Parliament Hill.

Our clients are a family who intend to live in the property when the works are completed. The property is in need of maintenance and refurbishment. This project has been designed with sustainability in mind and will incorporate a number of sustainable features. In addition to the improvements noted above, the main house and extension will incorporate upgraded insulation and windows throughout, locally sourced materials, and improved building services. The rear extension and front bin-store will include green roofs, contributing to the bio-diversity in the area.



Existing Front Elevation



Existing Rear Elevation



Existing Rear Additions

The proposed rear extension will replace the existing additions, which are out-dated and poorly constructed. The new extension will house the kitchen and living spaces, opening up the front rooms for dining and entertaining.



Proposed Rear Elevation Perspective



Aerial view along rear of terrace

The scale of the proposed extension is similar to that of neighbouring properties. The proposed green roofs provide visual interest and amenity. The large thermally glazed windows at the rear and side of the extension and the roof lights will provide natural light and ventilation, reducing the need for artificial sources.



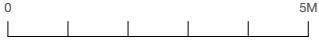
Proposed Rear Massing

The proposed front porch will be in keeping with similar porches along the street and would afford some protection from the elements whilst entering and exiting the property. The design and architectural details of this element are derived from the existing details of the front façade, in particular the windows and bay details.



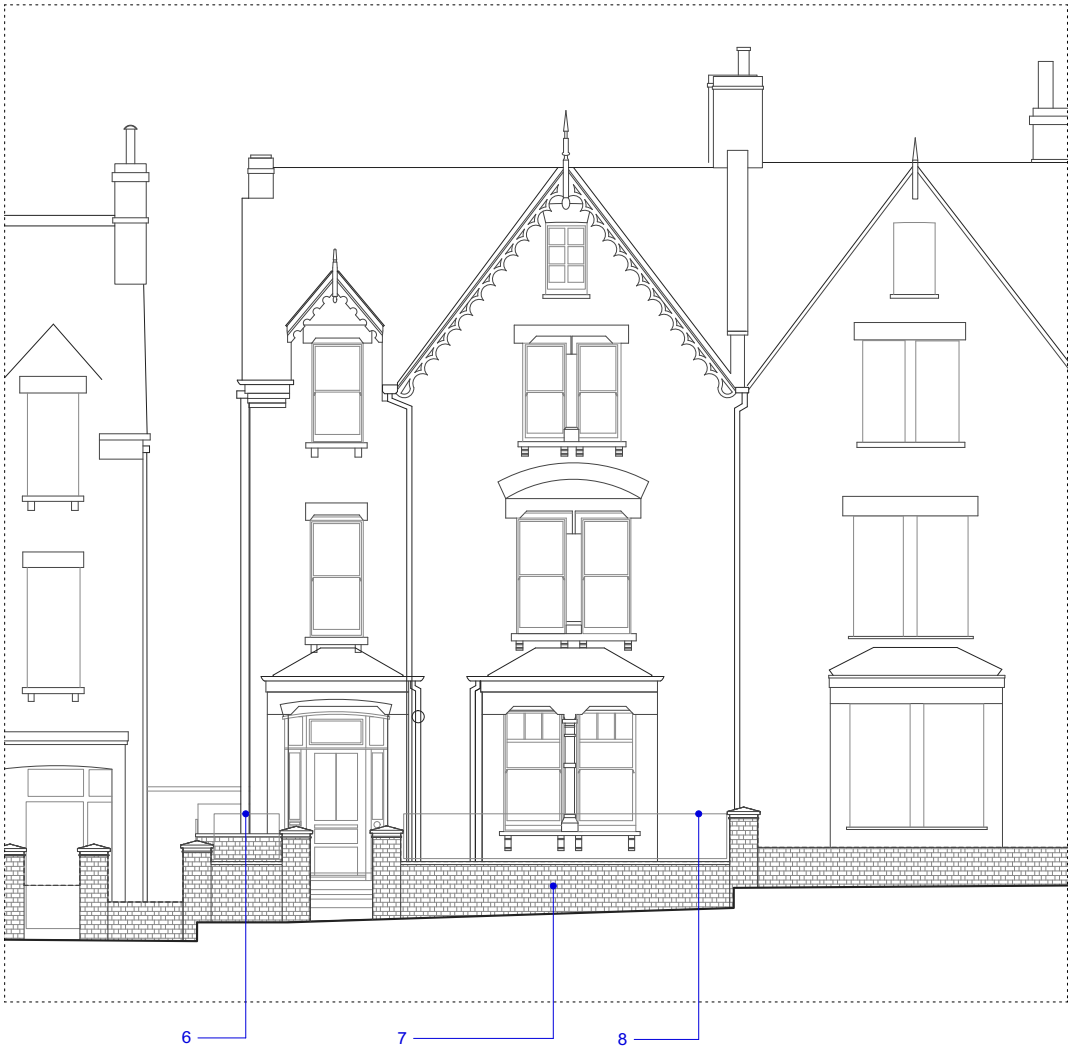
**NOTES**

- 1. EXISTING TIMBER FENCE
- 2. NEW BRICK BIN STORE (2 X 240L) WITH PLANTED ROOF
- 3. REBUILDING OF FRONT PORCH WITH BLACK TIMBER DOOR. PROPOSED FRONT PORCH TO MATCH DETAILING AND PROPORTIONS OF PORCH OF 23 PARLIAMENT HILL
- 4. EXISTING RED BRICK
- 5. EXISTING WHITE TIMBER SASH WINDOW
- 6. TRIMMED FRONT HEDGE (BIN STORE BEHIND)
- 7. BRICK WALLS AND PIERS TO BE REBUILT WITH STONE CAPPING
- 8. TRIMMED FRONT HEDGE



Proposed Front Elevation

The proposals for the bin store and front boundary are in keeping with the neighbouring properties on either side. Planting is proposed to provide some additional screening from the street and a planted roof is proposed to the bin store, increasing the amenity of this front area.



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Proposed Front Boundary Wall

This planning application has been prepared by Guy Stansfeld Architects and is accompanied by the following documents and reports:

- Planning application forms
- Cover Letter
- Site Location Plans and Block Plans
- Existing Plans, Sections and Elevations (showing demolition)
- Proposed Plans, Sections and Elevations
- 3D Massing images of proposal
- Planning Statement (incorporating Design and Access Statement), prepared by ADL Planning Limited

Please note that all of the information listed above has been submitted via the Planning Portal.

We trust that the above meets with your approval but please do not hesitate to contact us should you require any further information or if you have any queries.

Yours faithfully

TIMOTHY SCHMIDT  
GUY STANSFELD ARCHITECTS

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