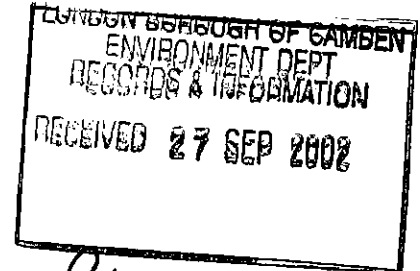


PV0132/0/la.009

23 September 2002

Charles Thuaire
London Borough of Camden Planning Department
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8ND



Dear Mr Thuaire

14/16 NEW END SQUARE, LONDON NW3

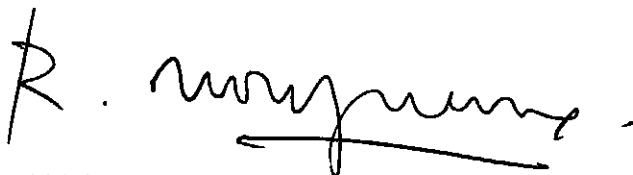
I refer to my letter of 3 September 2002. The Historic Buildings advisor whom we consulted has offered the following opinions:

- i) As the proposed works to No 16 would not result in the loss of either plan form or historic fabric, he is of the view that there is not a LBC issue involved.
- ii) The issue involved is one of civic amenity and design, which is entirely subjective.
- iii) As number 14 and 16 are being considered as a pair there is a persuasive argument for the new stair enclosure to number 16 to match that which exists to number 14 in an enhanced form, i.e. with a traditional window.
- iv) This would move the stair enclosure further away from the street than the current proposal, which in his view was 'apologetic' in its design, whereas a 'mirroring' would strengthen the visual composition of the pair.
- v) The rears of buildings, whether listed or not, are less regular and traditionally have alterations which are more 'ad hoc' in their conception than any which are made to frontages. (As evidenced by the rear of number 18 and the properties opposite).
- vi) The approach of mirroring the stair enclosures would enable the stair to No 16 to be traditional in its form as opposed to one, which was unnatural in its layout.
- vii) A 'mirroring' arrangement is more likely to be supported by the Inspectorate because the solution becomes a positive and natural one.
- viii) Setting the Sash windows to the front lower in the proposed mansard to reflect the non-original casements to No 14 was considered unnecessary.
- ix) The positioning of the RWP to the front is not desirable, but neither is routing it through the fabric of the building, which could create maintenance problems. The RWP to the front has been removed.

To reflect these recommendations, I enclose four copies each of our drawings:

0132/002E
0132/003D
0132/005B

Yours sincerely

A handwritten signature in black ink, appearing to read "R. Molyneux". The signature is written in a cursive style with a long horizontal stroke at the end.

Richard Molyneux

Enc

cc. Andrew Jacobs
Curt Waibel

NT