

70 Oakley Square London NW1 1NJ

13th August 2012

Jenna Litherland
Senior Planning Officer – West Team
Regeneration and Planning
Culture and Environment
London Borough of Camden

Dear Jenna

70 Oakley Square – London NW11NJ - Application 2012/3339/P

Thank you for sending through the detailed assessment on our application by e mail on Friday.

I understand from this that there is no objection 'in principle' to the addition of the balcony and stairs to the garden but that the proposal is being recommended for refusal due to the removal of the sash window which by virtue of the loss of historic fabric would harm the integrity and appearance of the listed building to the detriment of its architectural and historic interest.

Without prejudice to our counterview, which we might have to take to appeal, that this assessment is wholly incorrect, I would like to submit a revised proposal that would retain the window and still provide us with access to the garden, in the hope that this might be found acceptable.

Please refer to the enclosed sketch drawing; in principle the proposal is to retain the sash window and introduce an opening timber panel under the window so it is possible to pass from the kitchen to the balcony. The clear underside of the upper sash is 1750mm above floor level, which would provide enough headroom for most people to pass under cleanly, and with taller individuals a slight dip of the head would be required, but egress is still relatively easy for most people.

We believe that this would provide us with the amenity of the connection to the garden from the kitchen, whilst maintaining the original fabric, and creating a sympathetic addition to the character of the ground floor living spaces.

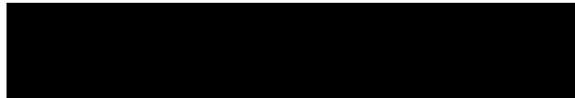
The concrete cill and timber cill of the window are not original (these have been previously renewed) and these would be removed and a new cill formed into the top of the opening timber panel. The only piece of historic material removed would be a small section of brickwork.

This device is not a new idea and I enclose by way of illustration an example from Ditchley, which demonstrates how the integrity of the window is retained. There are probably others but I have not had an opportunity to source them yet.

We think this would be an acceptable solution, which meets your criteria of retaining the original sash window and our criteria of getting a direct connection with the garden, and it would be executed in the best possible materials and workmanship.

If you think that this is a viable proposal that could be supported with a recommendation for approval then I would ask that we be allowed to substitute drawings to amend the current application accordingly.

Yours sincerely

A solid black rectangular box redacting the signature of Graham Haworth.

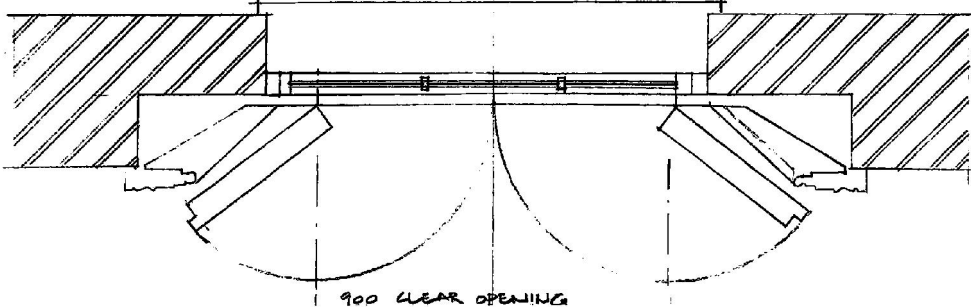
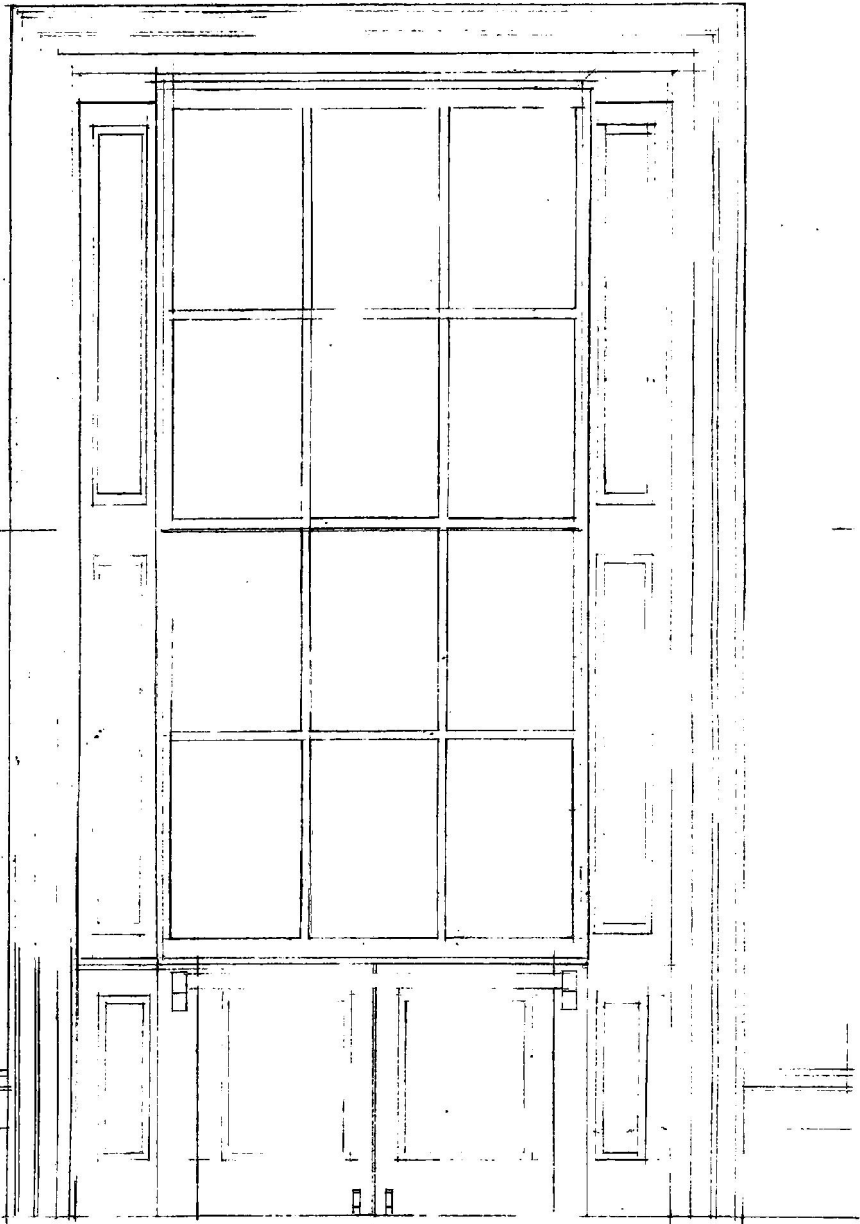
Graham Haworth

cc Hannah Walker

1/2 of wall S.

+ 1750

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900 CLEAR OPENING

