

Dr Kat Jungnickel
2, 288 Gray's Inn Road
London WC1X 9EB

Ms Kate Henry
Principal Planning Officer
Camden Council

16th November 2021

Dear Ms Henry,

RE: Planning Application 2021/1905/P

Thankyou for the time to reflect on and respond to the Council's proposed refusal to my application.

I have taken into consideration the comments of both Mr Reed of the CAAC and the Council and I respond with further modifications to the proposal. I concede that the Juliet balcony on a rear first floor is not a feature with precedence in this immediate context. While this feature was simply to provide me with a way to enjoy the greenery, the Juliet balcony has been deleted from the proposal.

However, a new, and larger, six over six Georgian style sash window is still proposed. This proposed window is consistent with the windows on the same floor in adjacent properties. As precedence and consistency seems to be a major concern of the objectors, I trust concerns will be rested.

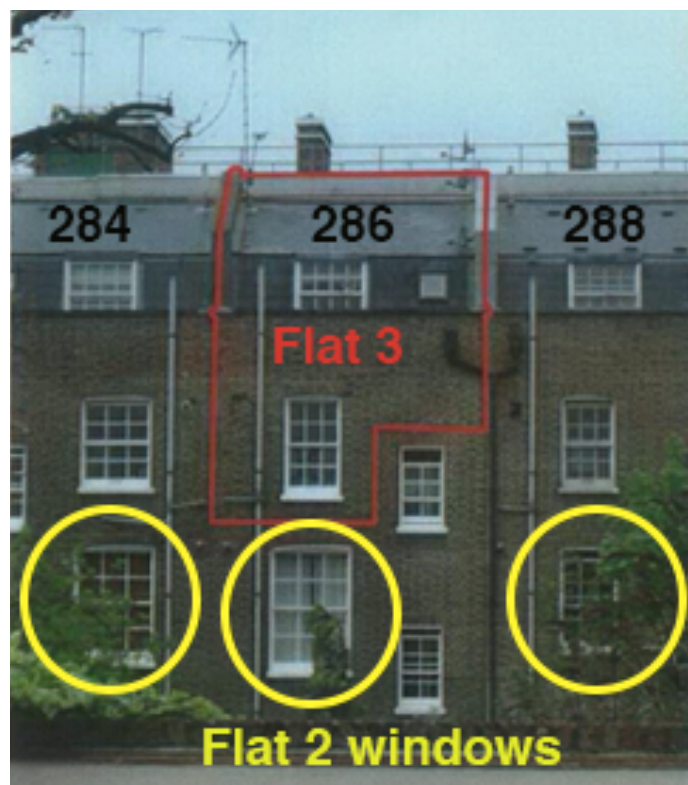


Photo of rear elevation of 284, 286, 288 Gray's Inn Road
This image shows the existing smaller window size of Flat 2, 288 in comparison to neighbouring windows

Camden Planning Records holds useful detailed examples to support this revised proposal:

2016/2300/P – planning permission granted for **Flat 1, 286 Gray's Inn Road**

2017/0580/P – planning permission granted for **Flat 3, 286 Gray's Inn Road**

These proposals provide scaled drawings which evidence what cannot be seen from Ampton Place - the rear windows of my 1st floor neighbours are 2.1m high and 1.5m wide. In comparison, the rear window of Flat 2, 288 is the smallest of all of these at only 1.75m high x 1m wide (see APPENDIX for drawings).

As such, I propose to take up Mr Reed's insistence to ensure the building's windows should be consistent and have a "hierarchy of size on both the front and rear of the façade".

I submit plans to install a matching sized 1st floor rear window in line with similar at 286, 284 and 282 Gray's Inn Road.

The following commentary, I believe is no longer applicable, however, in attending to due diligence please accept the following:

In response to CAAC objections:

Front windows - Mr Reed is incorrect in his assumption that all of the front windows go to the floor, as there is a sill 600mm above the floor.

Balcony - The concerns of architectural illiteracy of the balcony at the rear of the property "mimicking" the front is noted and on this matter, I concede to this specific view of architecture.

Historical precedent in window size and location - There is diversity in size and location of windows (as well as decks and French doors) in the rear square as evidenced in Council plans and photos. Examples include:

2011/0530/P – approved plans for **280 Gray's Inn Road** for a ground floor shop and basement flat in self-contained maisonette with associated windows, doors and deck.

2011/2896/L – plans show French doors and extended deck at first floor, **13 Frederick Street**. This property can be clearly seen from Ampton Place.

2016/2300/P – approved plans for **Flat 1, 286 Gray's Inn Road** for replacement of a standard first floor window into double French doors leading to deck extension to the fence.

In response to the Conservation Officer:

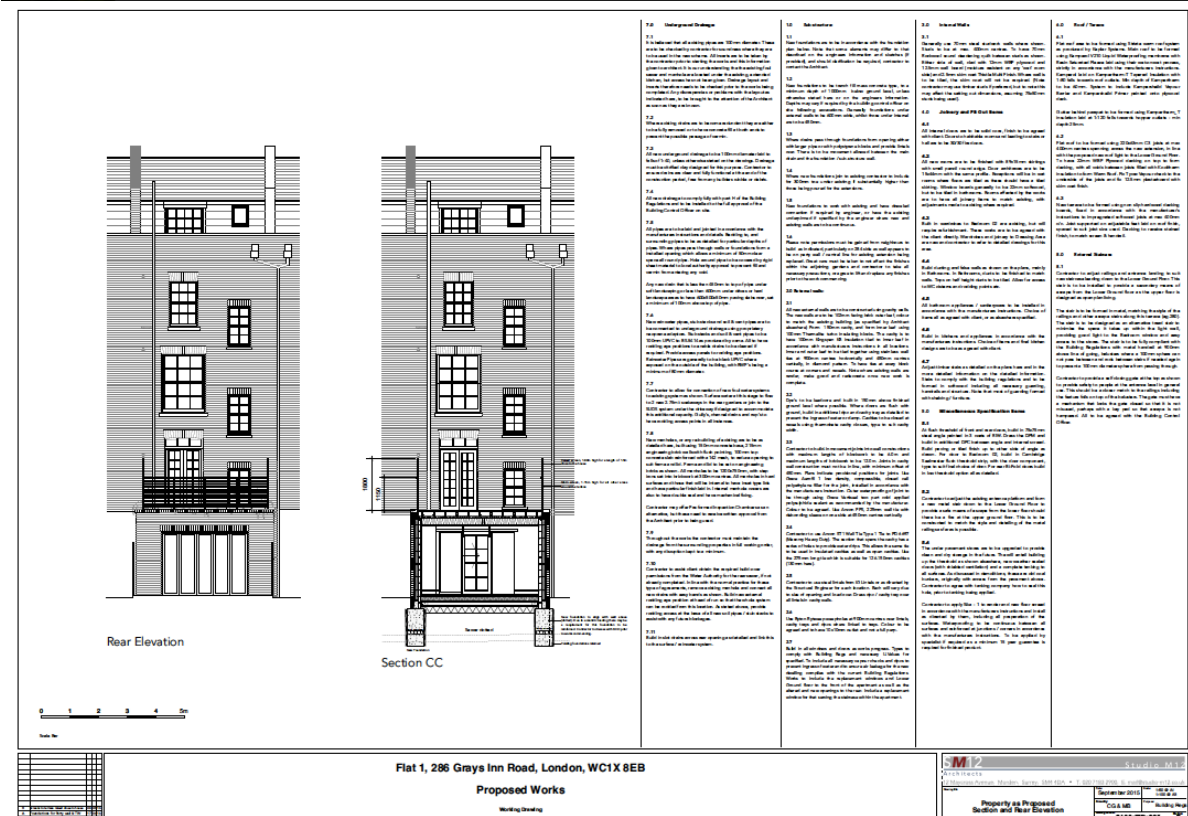
The Conservation officer states that this building "dates from the Georgian period". I have found no evidence of this assumption to date. This building is likely constructed much more recently. I'm happy to change my understanding when presented with evidence, however, this can't be a basis for refusal until we know the statement is correct.

I look forward to hearing your response to this revised application.

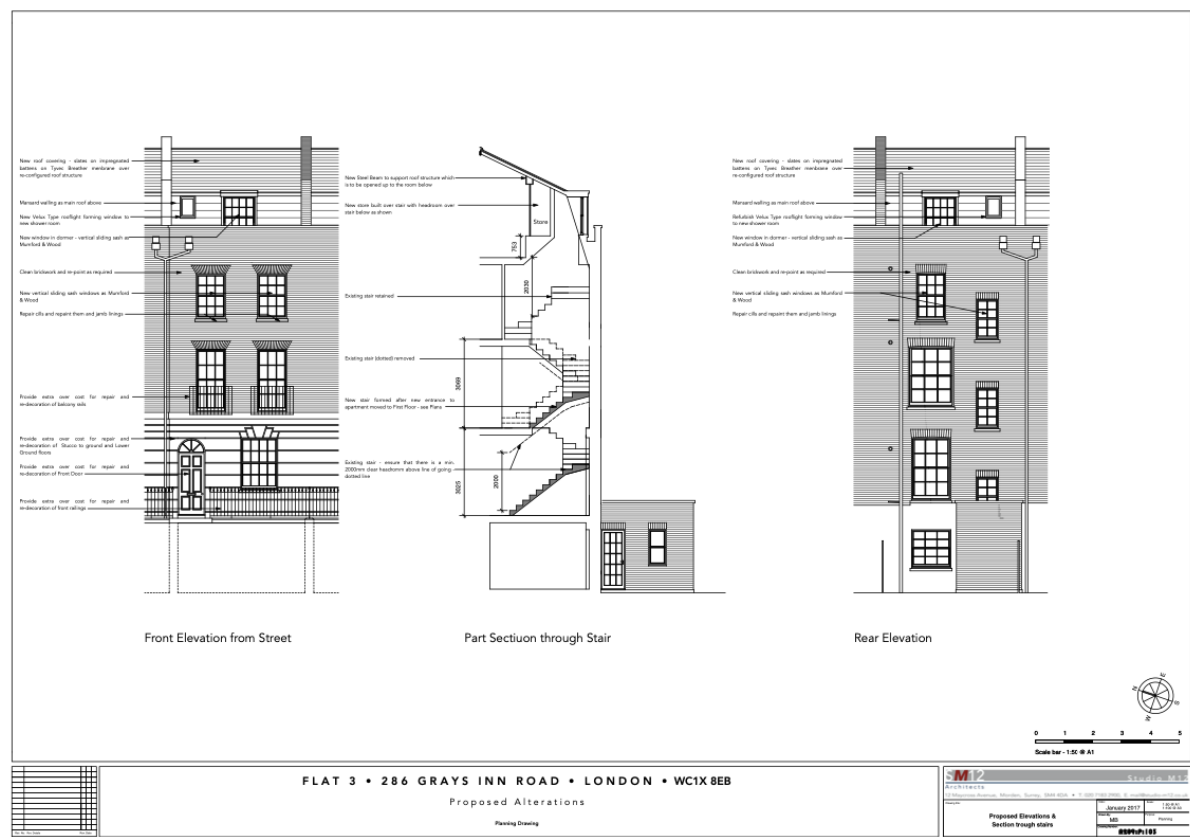
Yours Sincerely,



2016/2300/P - Flat 1, 286 Gray's Inn Road plans for the replacement of a standard Flat 1 rear window into double French doors leading to deck extension to the fence. The images and scaled drawings also evidence the existing larger 1st floor window at 286.

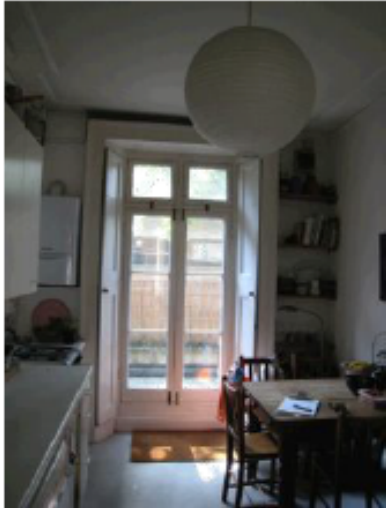


2017/0580/P - Flat 3, 286 Gray's Inn Road plans for installation of new window at mansard level in front elevation also show the larger first floor window in the rear elevation.



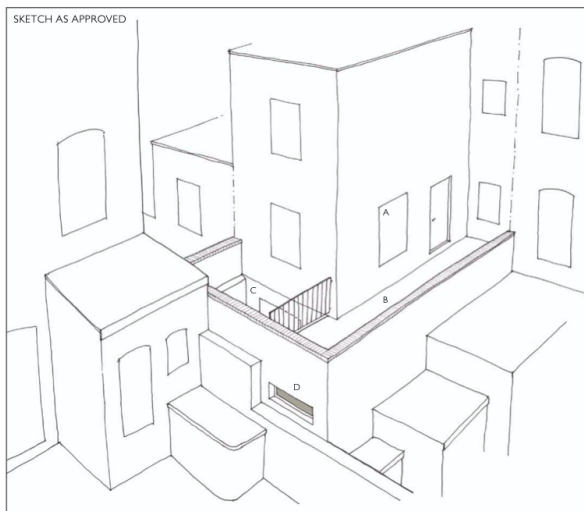
2011/2896/L - 13b Frederick Street plans and images show double French doors and balcony on first floor. The rear of this flat can be clearly viewed from Ampton Place.





French windows to roof terrace

2011/0530/P - 280 Gray's Inn Road plans show more diversity in the rear square.



Key (approved planning scheme)

- A- New window
- B- Reduced terrace area
- C- Small light well
- D- Window blocked internally

Collated images from Google Maps taken on Ampton Place show the diversity in the rear square.

