

14 November 2021

Planning and Development Control
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam,

Re: 31 Steeles Road, Camden, London NW3 4RE
Application for Listed Building Consent

heat

On behalf of our clients Mr David and Mrs Tara Alhadeff ("The Applicant"), we are hereby seeking listed building consent for the proposed works at no.31 Steeles Road, Camden, London NW3 4RE.

The proposed description of development is as follows:

Erection of single storey extension to rear of existing side extension; replacement of existing upper ground floor side; replacement of lower ground floor rear doors and first floor rear timber balustrades to match existing; installation of new and replacement guttering and downpipes; various internal works, including reconfiguration of layout at lower ground and first floor levels; reinstatement of upper ground floor fireplace; installation of new timber flooring at lower and upper ground floor levels; removal of modern decorative features throughout; renewal services.

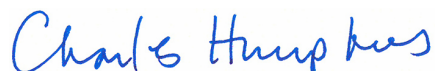
A previous application for these works was consented on 7 November 2019 (2019/0239/L and 2018/6056/P). Having considered the layouts, the Applicants would like to make a change to the layout on the lower ground floor. The change relates to the interior partition walls only and would not require planning consent, so we are making a fresh application for listed building consent only.

Overleaf we have summarised the changes from the previous application. They are confined to the lower ground floor, so the only documents that differ from the previous consented application are:

1808-002C	Lower Ground and Upper Floor Plans Existing
1808-013E	Lower Ground and Upper Floor Plans Proposed

We trust this information is sufficient for you to register and validate the application and we look forward to receiving written confirmation of this in due course. However, if you do require any further information please do not hesitate to contact the undersigned.

Yours faithfully,



Charles Humphries

For and on behalf of HEAT Architecture Ltd
Email: ch@heat-architecture.com

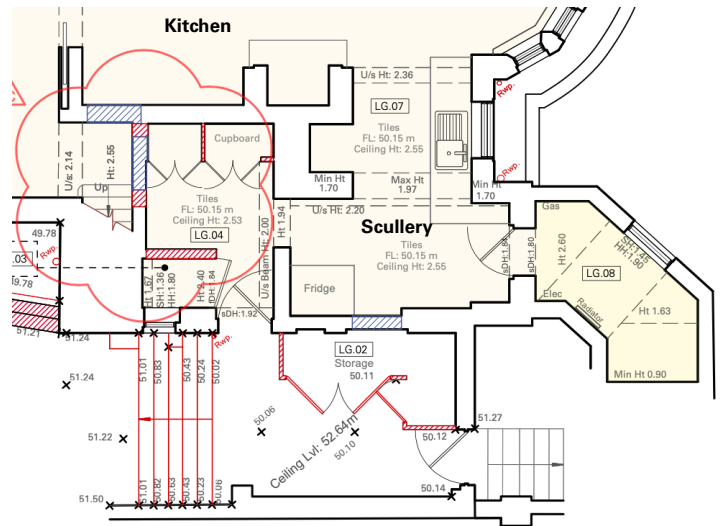
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Alterations to Lower Ground Floor:

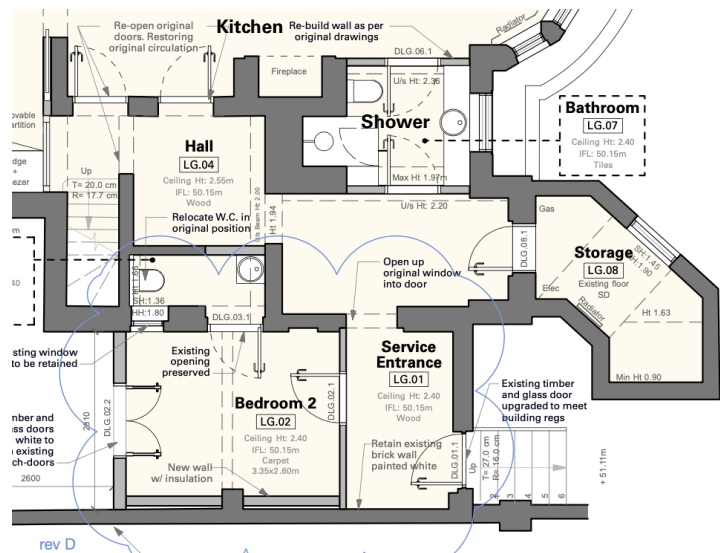
Existing Layout: At present the side entrance at lower ground floor level leads into a small lobby space and then into an area adjacent to the kitchen that is used as a scullery



Extract From Drawing 002C
Lower Ground Floor Existing

Consented Layout: In planning application 2018/6056/P and Listed Building Application 2019/0239/L, consent was granted to create a side extension in the existing undercroft. A new bathroom was located in the scullery area and a hallway was created with two openings into the kitchen. The alterations were described in the Heritage statement as follows:

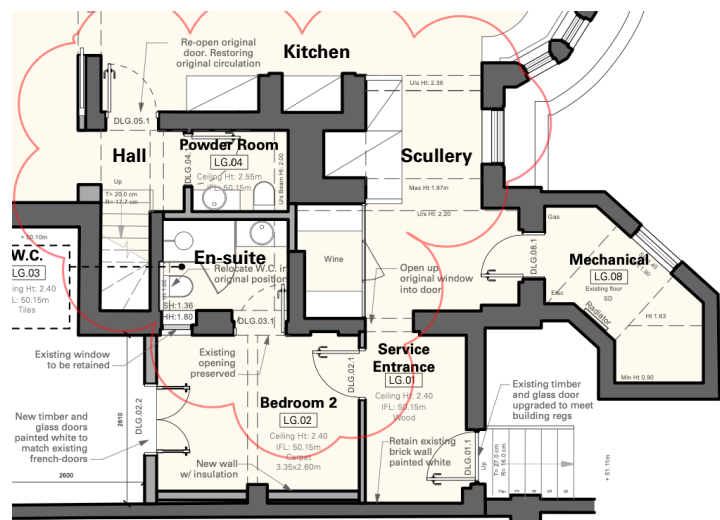
The proposals for the lower ground floor allow for an improved layout of residential accommodation and the reinstatement of the hallway access to the staircase up to the ground floor. In addition, the proposals will enable the removal of some non-original partitions. Where partition walls are proposed these are features that could be removed in the future and do not significantly alter the integrity of the existing plan form.



Extract From Drawing 013D
Lower Ground Floor Consented

Proposed Layout: In this application the existing Scullery is maintained, and the bathroom is relocated to be en-suite to the new bedroom. The WC and shower room are adjacent which simplifies plumbing and drainage. The second opening into the kitchen is no longer required.

Overall there is less demolition required with this proposed layout. The new partitions will be constructed in timber and plasterboard and will be reversible.



Extract From Drawing 013E
Lower Ground Floor Proposed