

Linda Harley
36 Sackville Street
London W1S 3EQ

12th January 2022

Delivered by email

Miriam Baptist
Development Planning
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Dear Miriam Baptist,

FORMAL LETTER OF SUPPORT FOR PRIOR APPROVAL APPLICATION (ref: 2021/4149/P) FOR ONE ADDITIONAL STOREY AT NO. 7 CONYBEARE, LONDON NW3 3SD

I am the owner of No. 5 Conybeare, London NW3 and I am writing to express my support for the proposed additional storey at No. 7 Conybeare (ref: 2021/4149/P).

I note that an application for 'Prior Approval' has been submitted via "*Class AA – enlargement of a dwellinghouse by construction of additional storeys*", as detailed within Part 1, at Schedule 2 of the General Permitted Development Order 2015 (GDPO) as amended.

I support the principle of the additional storey at the property and would suggest that the internal floor to ceiling heights are at least 2.5 metres and preferably higher. This would ensure that the new floor accords with '*Standard 31*' of the GLA '*Housing*' Supplementary Planning Guidance (March 2016), as well as Part 8 of Policy D6 '*Housing quality and standards*' within the London Plan (March 2021).

Although the proposal has been submitted as a Prior Approval application under Class 'AA', I also consider that the application adheres to Policy D3 '*Optimising site capacity through the design-led approach*', within the London Plan. Specifically, this is because the proposal makes the best use of land that optimises the capacity of the site (Part A) and supports the incremental densification of the site (Part C).

In terms of design, I am supportive of the approach taken. In essence, the new floor mimics the existing brick, render and concrete coping stone to match the existing design. The additional floor also replicates the window arrangement and proportions of the main façade. This ensures that the extension positively responds to both the host property and the character of the wider Chalcot Estate, which dates from the 1960's.

I have provided a copy of the existing and proposed façade at Figures 1.1 & 1.2, respectively.



Figure 1.1: Existing façade at No. 7 Conybeare



Figure 1.2: Proposed façade with additional storey at No. 7 Conybeare



Figure 1.3: My personal proposed façade with additional storey at No. 7 Conybeare, which I feel would improve the verticality of the building

In summary, I would like to add my support to the proposal and commend the ambition to optimise the potential of this property. I would also like to highlight my approval for the sensitive and reserved design approach, which I feel is wholly appropriate for the property and area.

We trust that these comments will be fully considered by the Council in advance of a determination of the application. Should you have any queries regarding this letter of support, please do not hesitate to contact me on [REDACTED].

Yours Sincerely,

[REDACTED]

Linda Harley

[REDACTED]