

We agree with these comments and have provided some additional comments.

Additional comments from Nick Baxter Conservation Officer

- The facing material and its pattern, etc, are probably the single most important elements of the quality of the final building in streetscape terms. Tile hanging is of course a historic finish, but it's relatively unusual in large concentrations; as it is usually used at upper levels on a bay window, or in a gable. We would wish to see full details of a rainscreen product before proceeding with this option.

Additional comments from Lavinia Scaletti Urban Design Officer

- The roof could be more integrated with the building so it does not become the dominant feature, for example by reconsidering its proportions and/or its materiality
- Whilst the proposed building needs to respect and draw reference from the character of the buildings in the area, there is scope to have a contemporary building that is well integrated with its surroundings rather than a replica
- The scale and massing of the proposed building is acceptable, as well as the plan form, which has improved in this new version.
- As part of the next design iteration presented to officers, NW3 CLT are to include a justification of the tree removal.
- NW3 are to consider whether balconies can become more integrated into the architecture.
- Camden support low embodied energy materials, such as tile hanging in place of brick. Also consider possibility of using a CLT structure.
- NW3 are to explore the Arts and Crafts context more, with a greater 'looseness' of composition
- One third of the flats are single aspect. If stack ventilation is a way to deal with overheating this should be shown.
- Flipping stair and lifts to the external wall would be supported by officers. Consider how natural light can still be maintained in this circulation area.
- Daylight distribution (ADF) needs to be calculated to basement flat -consider overlooking to rear of 31a and demonstrate view angles.
- Bin and bike stores need to be considered further if they are at the front of the building. To consider clever landscaping.
- The entrance to the development/building to be considered further, potentially achieved through landscaping to create a welcoming and defined entrance.

- NW3 to explore a duplex unit which would go onto part of a 6<sup>th</sup> floor.
- NW3 and Camden to discuss dates for when a design review panel could be scheduled. This is scheduled for the 19<sup>th</sup> of August. Further details to follow
- Community feedback will be key to the application proceeding positively.
- NW3 to develop materiality prior to the next meeting with officers.

Kind regards

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Josh Lawlor  
Senior Planning Officer

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Hi Josh

Thanks for your time earlier. Following on from our meeting, I thought it may be easier for us to type up our notes of the meeting and for you to confirm your acceptance of them as a record of the discussion at the meeting? Are you happy with this approach? If so, please see below our notes.

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Please feel free to add to or amend these notes as you consider appropriate.

Thanks again for your thoughts on this. We're looking forward to moving onto the next stage of the design in partnership with you.