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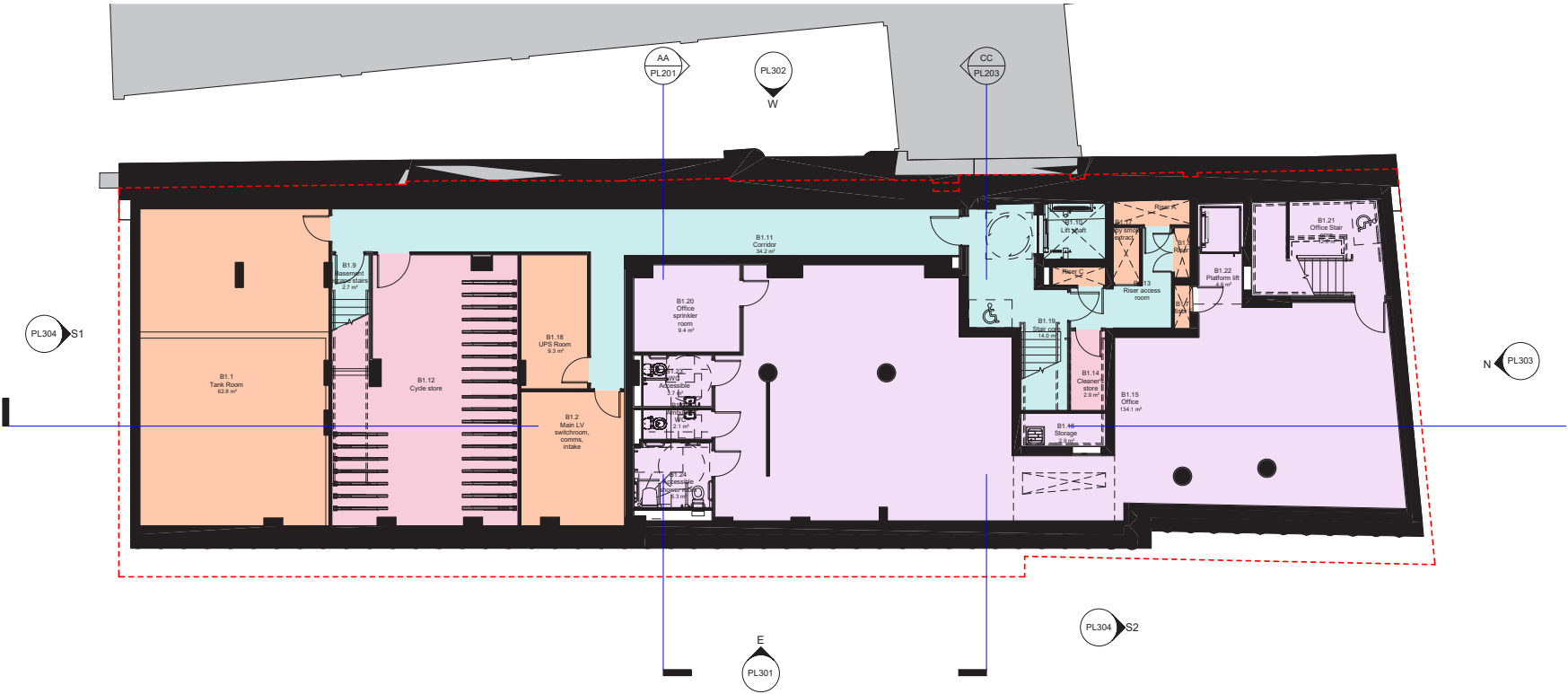
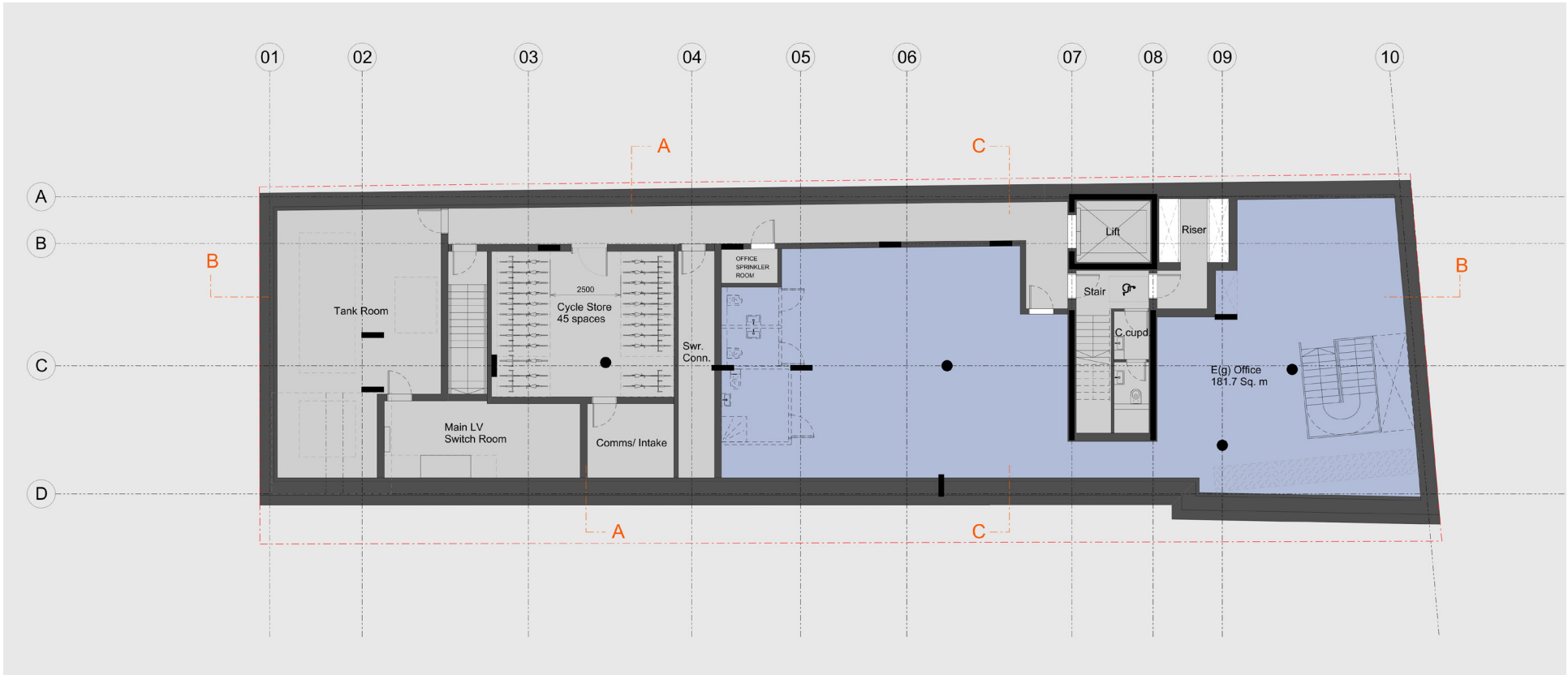
COMPARISON PLANS

4.1

BASEMENT

Top- As Consented

Bottom- Proposed Amendments

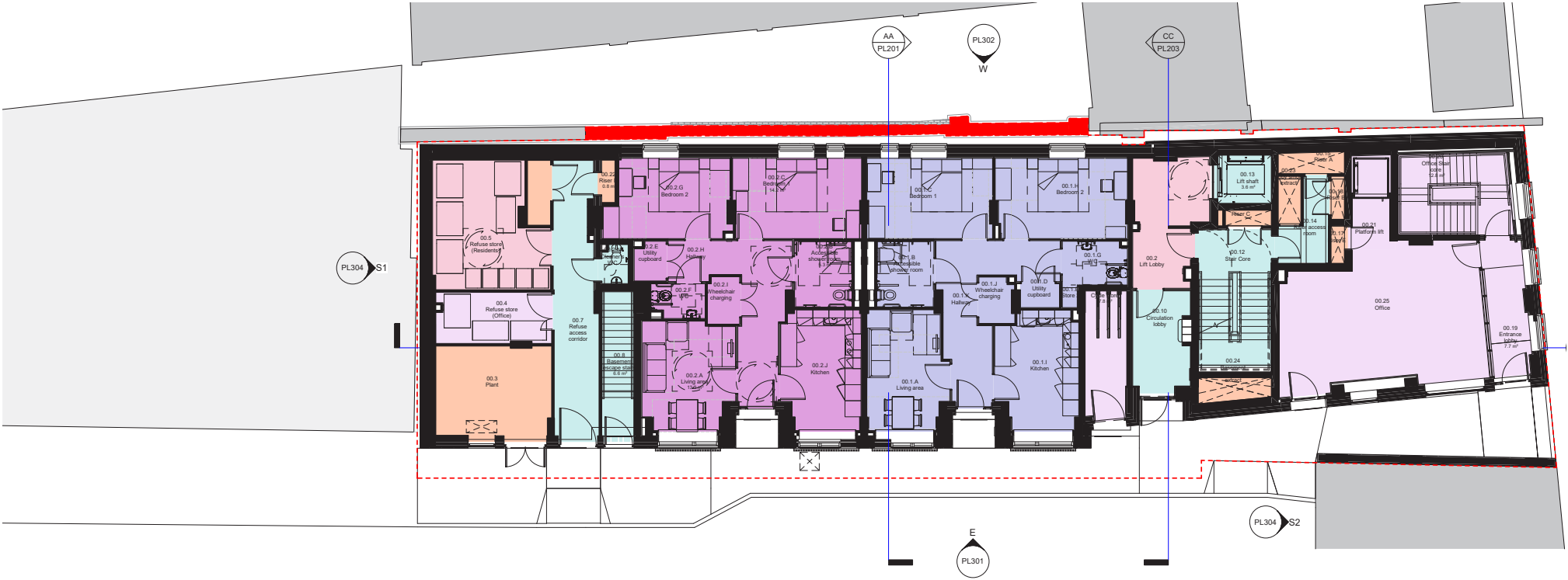
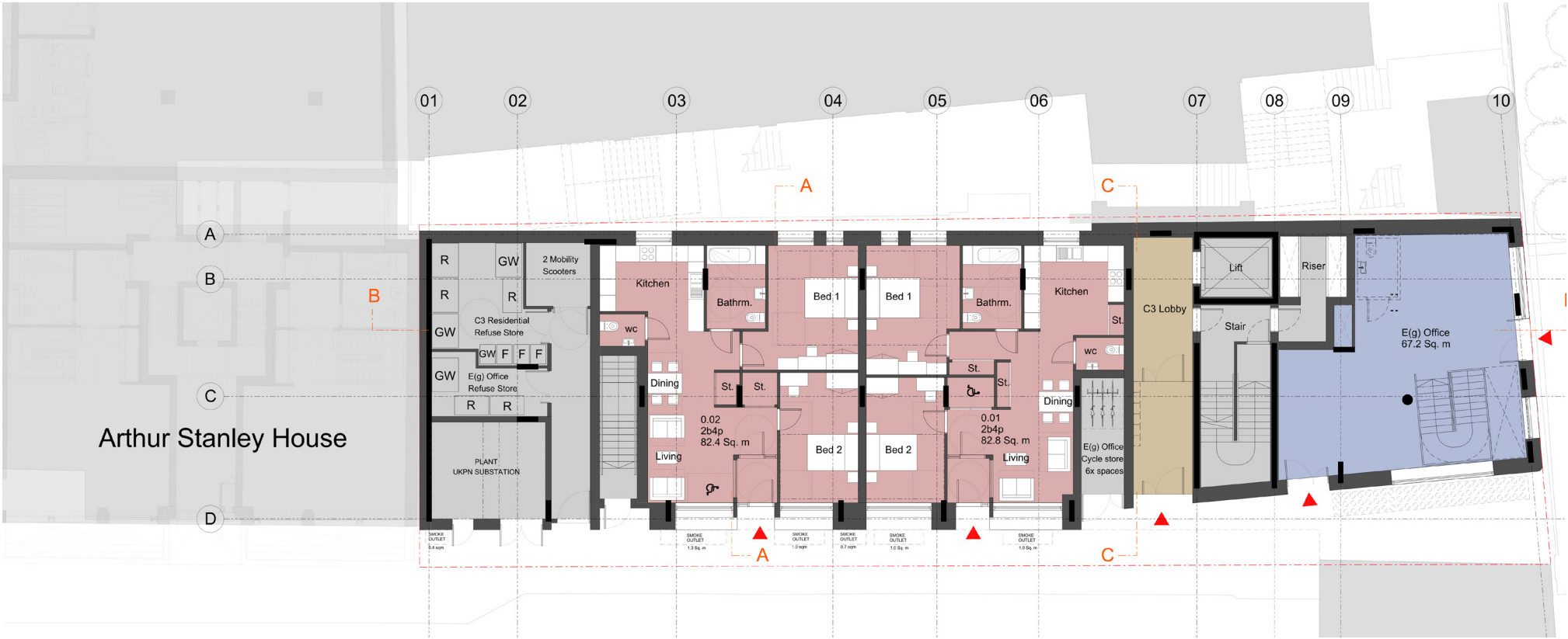


*Items in pink- Revised since previous issue

4.0 COMPARISON PLANS

4.2 GROUND FLOOR

Top- As Consented
Bottom- Proposed Amendments



*Items in pink- Revised since previous issue

Top- As Consented
Bottom- Proposed Amendments

14-19 Tottenham Mews, London W1T 4AA **17**

4.0

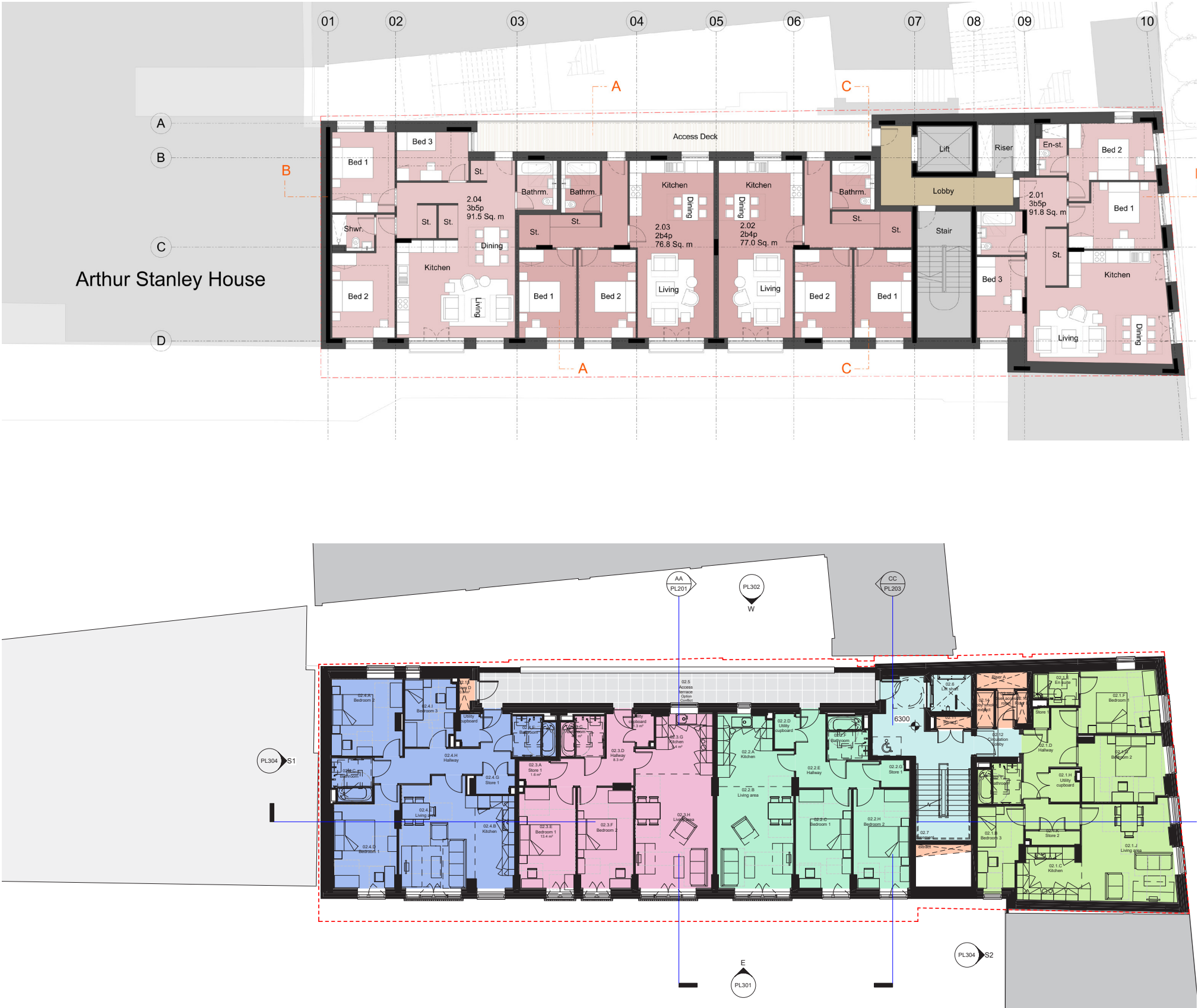
COMPARISON PLANS

4.4

SECOND FLOOR

Top- As Consented

Bottom- Proposed Amendments



*Items in pink- Revised since previous issue

4.0 COMPARISON PLANS

4.5 THIRD FLOOR

Top- As Consented
Bottom- Proposed Amendments



*Items in pink- Revised since previous issue

4.0 COMPARISON PLANS

4.6 FOURTH FLOOR

Top- As Consented
Bottom- Proposed Amendments

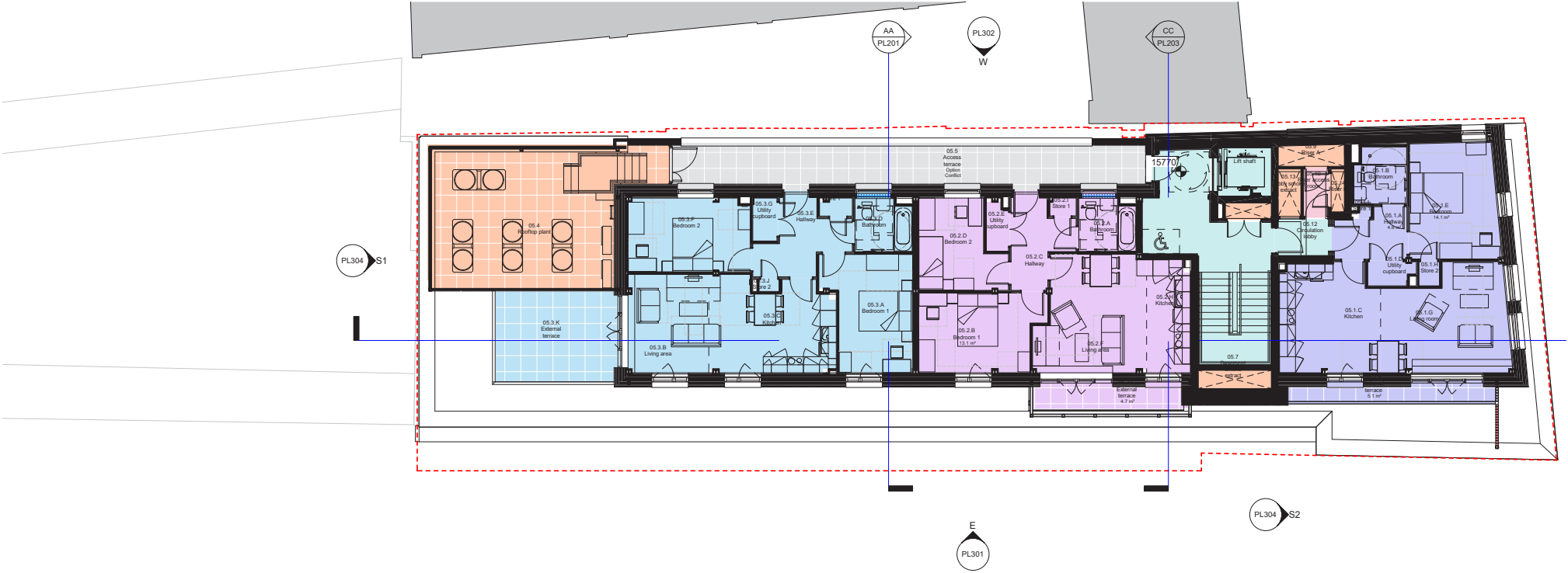
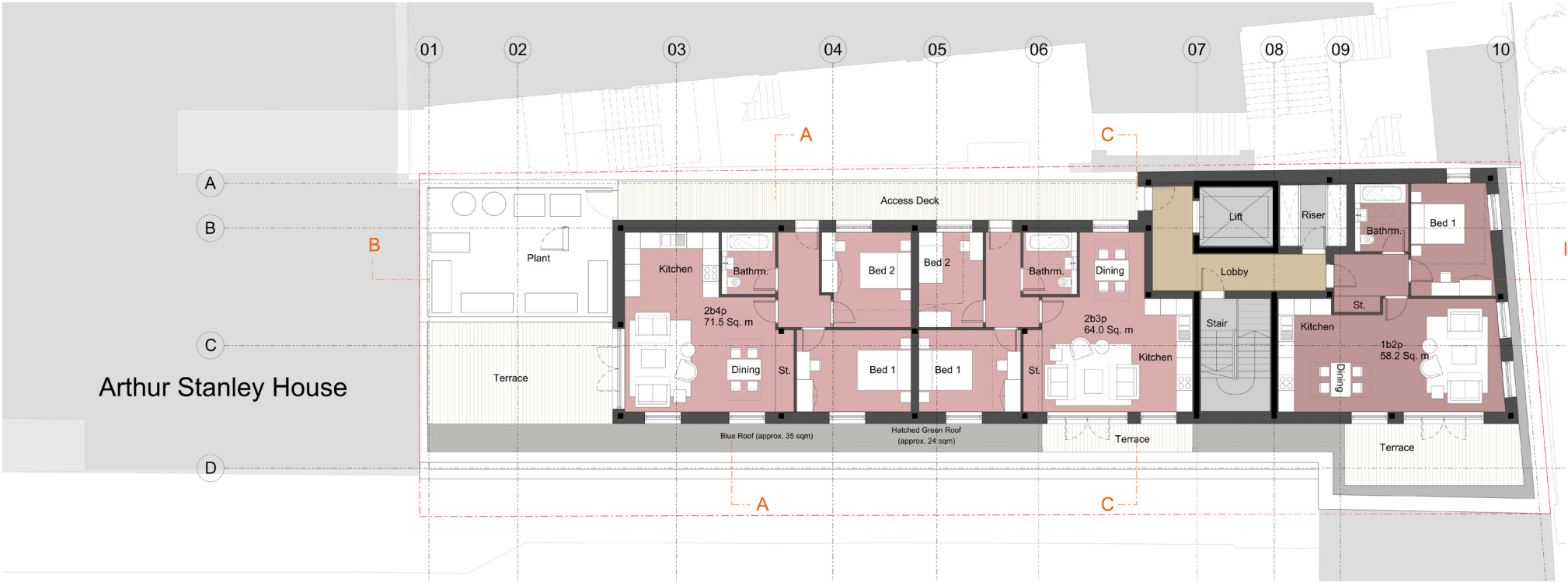


*Items in pink- Revised since previous issue

4.0 COMPARISON PLANS

4.7 FIFTH FLOOR

Top- As Consented
Bottom- Proposed Amendments



*Items in pink- Revised since previous issue

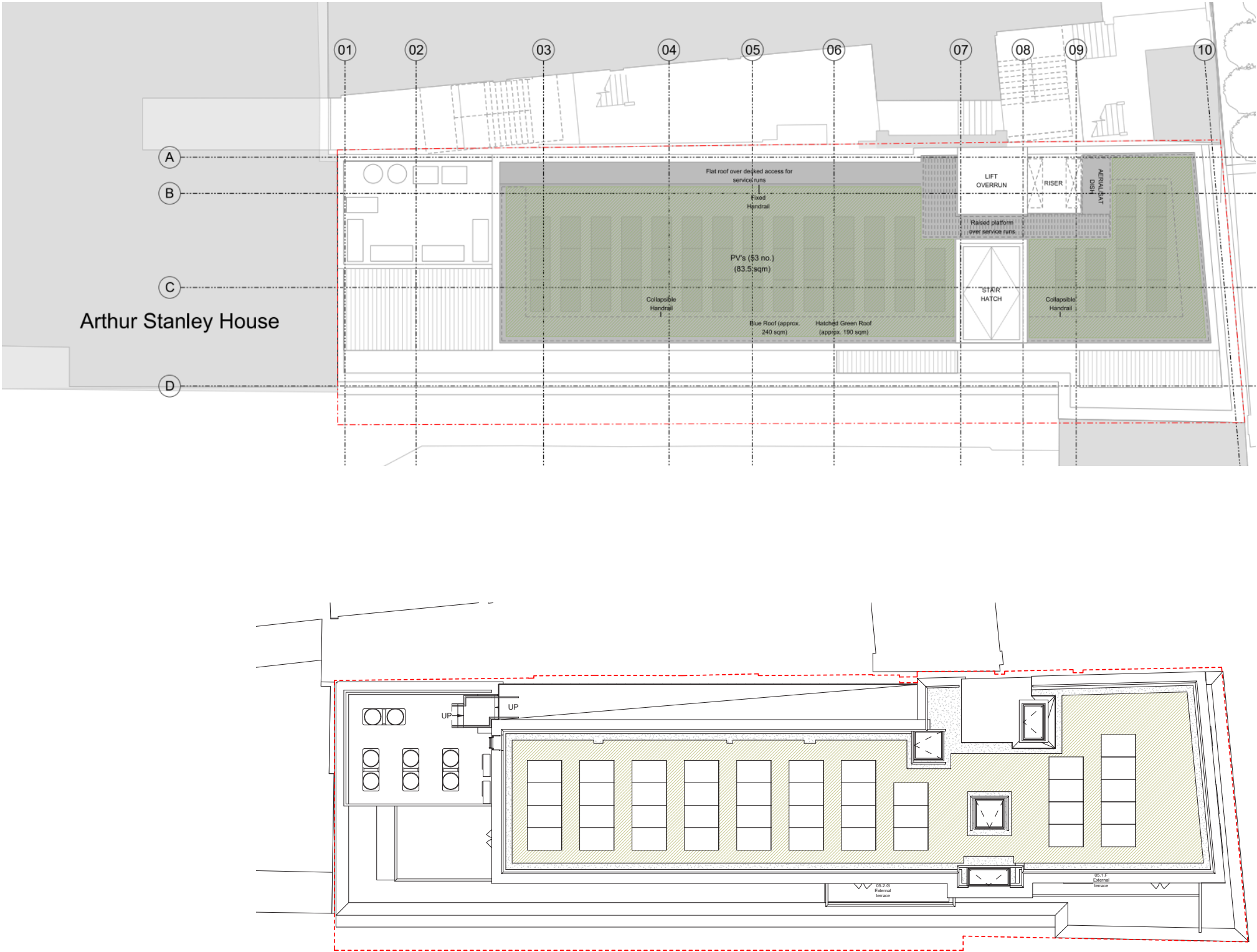
4.0

COMPARISON PLANS

4.8

ROOF PLAN

Top- As Consented
Bottom- Proposed Amendments



*Items in pink- Revised since previous issue

5.0

DRAWING AND DOCUMENT LIST

Reference No.	Drawing Title	Rev
Site Plan		
2960-CVA-TM-00-DR-A-PL100	Location Plan (Ground Floor)	P01.2
Plans		
2960-CVA-TM-00-DR-A-PL102	Proposed Ground Floor Plan	P01.4
2960-CVA-TM-00-DR-A-PL102	Proposed Ground Floor Plan (annotated)	P01.5
2960-CVA-TM-01-DR-A-PL103	Proposed First Floor Plan	P01.4
2960-CVA-TM-01-DR-A-PL103	Proposed First Floor Plan (annotated)	P01.5
2960-CVA-TM-02-DR-A-PL104	Proposed Second Floor Plan	P01.4
2960-CVA-TM-02-DR-A-PL104	Proposed Second Floor Plan (annotated)	P01.5
2960-CVA-TM-03-DR-A-PL105	Proposed Third Floor Plan	P01.4
2960-CVA-TM-03-DR-A-PL105	Proposed Third Floor Plan (annotated)	P01.5
2960-CVA-TM-04-DR-A-PL106	Proposed Fourth Floor Plan	P01.4
2960-CVA-TM-04-DR-A-PL106	Proposed Fourth Floor Plan (annotated)	P01.5
2960-CVA-TM-05-DR-A-PL107	Proposed Fifth Floor Plan	P01.4
2960-CVA-TM-05-DR-A-PL107	Proposed Fifth Floor Plan (annotated)	P01.5
2960-CVA-TM-RL-DR-A-PL108	Proposed Roof Plan	P01.4
2960-CVA-TM-RL-DR-A-PL108	Proposed Roof Plan (annotated)	P01.5
Elevations		
2960-CVA-TM-ZZ-DR-A-PL301	Proposed East Elevation	P01.4
2960-CVA-TM-ZZ-DR-A-PL301	Proposed East Elevation (annotated)	P01.5
2960-CVA-TM-ZZ-DR-A-PL302	Proposed West Elevation	P01.4
2960-CVA-TM-ZZ-DR-A-PL302	Proposed West Elevation (annotated)	P01.5
2960-CVA-TM-ZZ-DR-A-PL303	Proposed North Elevation	P01.4
2960-CVA-TM-ZZ-DR-A-PL303	Proposed North Elevation (annotated)	P01.5
Sections		
2960-CVA-TM-ZZ-DR-A-PL201	Proposed Section AA	P01.4
2960-CVA-TM-ZZ-DR-A-PL201	Proposed Section AA (annotated)	P01.5
2960-CVA-TM-ZZ-DR-A-PL202	Proposed Section BB	P01.4
2960-CVA-TM-ZZ-DR-A-PL202	Proposed Section BB (annotated)	P01.5
2960-CVA-TM-ZZ-DR-A-PL203	Proposed Section CC	P01.4
2960-CVA-TM-ZZ-DR-A-PL203	Proposed Section CC (annotated)	P01.5
Report		
0475-CVA-RP-A-(PL)NMA-00	Non-Material Amendment Report	P01.1

6.1 PRE-PLANNING - MEETING FEEDBACK

From: Lauren Ford <Lauren.Ford@camden.gov.uk>
Sent: Monday, July 17, 2023 2:43 PM
To: Toby Gilding <T.Gilding@glenman.ie>
Subject: RE: 2023/1621/PRE - 14-19 Tottenham Mews - Planning Drawings and Report

Hi Toby,

Thanks for your patience here. I can now provide you with some comments.

Overall, we consider the general design changes to be acceptable, and we do not have any particular objection to these, subject to adequate detail being provided etc. The exception to this is however changes to the building line and associated impact on the width of the passageway which we do have some concerns in relation to – I will go into this matter in more detail towards the bottom of this email.

Please find as follows, some general comments regarding the proposed changes:

Flat layouts

- Much improved on previous scheme

Materials

- Material choices look broadly acceptable, would need to see sample panels on site in order to sign off

Passageway

- Removal of Luxcrete acceptable
- Narrowing of passageway to be discussed below

Boundary wall

- Removal acceptable in design terms pending heritage analysis

Rear deck changes

- Understand the need for the additional screening. We discussed the materiality of this. At present full height metal railings are proposed which could potentially feel hostile. Brick option feels more in character with the building. If want to pursue metal screening can we see some precedents?
- Relocation of windows acceptable

Changes to fenestration

- North Elevation (Condition 3 - Privacy) - frosted glass seems like a fairly stringent measure - happy in design terms to have clear glazing to improve outlook if this does not present a problem with overlooking.
- East elevation GF (pushing out of fenestration to GF units) - understand this is to achieve minimum floor space. Main driver of previous arrangement was to introduce some privacy to GF units, especially where there were street facing bedrooms. Given that the layouts have been improved, this is less of an issue.

GF Refuse store/plant (to replace sub station).

- Can these be switched? Does refuse store need to open directly onto outdoors (we are seeing this in many other schemes elsewhere)? Easier journey for residents, less conflict with mobility scooter storage, less drag distance etc.

We are happy for the abovementioned changes to be applied for as a non-material amendment.

The outstanding issue is in relation to the building line and subsequent impact in terms of the narrowing of the passageway, which we have concerns around. We understand that this is due to incorrect survey information. Are you able to please provide an overlay drawing of the site plan which shows the difference in building line (e.g. a comparison between the original application and what is now being proposed). As it stands, the change to the building line would have material impacts, so this matter would not be able to be resolved through an NMA. We need to fully understand what you can do to mitigate the impact associated with the building line, and further understand how it has come to be that we have buildings that are not aligned. The impact of the change in building line and implications on the passageway needs to be fully assessed and understood. Is there anything that can be done to make the passageway wider and improve lines of sight? Our urban designer has indicated that she could benefit from a more detailed conversation with the architect on this issue.

In order to keep this process moving, our advice would be to apply for the NMA which includes all of the above-mentioned changes (apart from the change to the building line). This would mean updating the current drawings but keeping the building line as currently is. This would allow for you to get the process moving for all the other changes, while we continue discussions around the building line.

Please let me know if you have any questions in relation to the above, or whether there are any other matters that you are after clarification around.

Thanks
Lauren

Lauren Ford
Planning Officer
Supporting Communities
London Borough of Camden

Web: [camden.gov.uk](https://www.camden.gov.uk)

5 Pancras Square
London N1C 4AG



6.2 PRE-PLANNING - CALL NOTES

From: Toby Gilding <TGilding@glenman.ie>
Sent: Tuesday, August 08, 2023 2:05 PM
To: Victoria.Hinton@camden.gov.uk; Lauren Ford <Lauren.Ford@camden.gov.uk>
Subject: 2023/1621/PRE - 14-19 Tottenham Mews - Planning Chat

Hi Victoria, Lauren,

We are preparing to submit the non-material amendment for the above project, but just wanted to confirm what was discussed with yourself last week Victoria, to make sure we have understood correctly to make the process smoother for us all.

- On the southern end of the building, where our building no longer sits flush with Arthur Stanley House, whilst this is unfortunate we explained that it is due to a change in the Arthur Stanley House building line since the original planning applications for both sites. We would not be able to reduce our building from the consented scheme to align with ASH without making the internal areas non-compliant. You said that, while not ideal, this could be accepted, with a brick finish to the protruding section of wall finished neatly against ASH.
- On the Bedford Passage link, you were mostly concerned about the sight lines through to Bedford Passage from further down Tottenham Mews. You asked us to look at chamfering the corner of the building where it steps back around the cycle store, to match the chamfer of the office façade, providing a more continuous building line along the passage, rather than stepping in and out which provides places for people to hide. We said we would look at whether this chamfer could be extended through to the front wall of unit 00.1, without compromising the unit areas. This would give a complete sightline along the chamfer. We would also look at other ways to improve safety along this route, including a good external lighting and CCTV system.
- You asked if the plant room to the southern corner could be swapped with the residential bin store to provide a more useable bin store for the residents. I confirmed that this had been looked at, but the issue was that the corridor leading to the rear room was not wide enough to accommodate some of the plant equipment if it needed to be replaced, hence why we placed the plant room at the front of the building with the double doors. I said we could look at this again now that we had a better idea of the exact size of plant which was to be accommodated and whether the corridor could accommodate its replacement.

I hope that is an accurate summary of our conversation, please let me know if you have any comments. I know you can't confirm whether this will be accepted as part of the NMA, but we don't want to go forward with the submission if there are still issues to iron out.

Kind regards,
Toby Gilding
Design Coordinator



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Web: www.glenman.ie



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