

ANIL KHOSLA

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ASSOCIATES

22 Heath Road, Potters Bar, Herts EN6 1LW

Tel: 01707 651050 Mobile: 07958 281 377

e-mail: anil.khosla@btinternet.com

30.01.03

Mrs Gill Briggs
The Planning Inspectorate
3/25 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
Your ref: APP/X5210/E/02/1106475

Dear Madam

Town and Country Planning Act 1990
Appeal by ASK Real Estate
Site at 154-160 Arlington Road, London NW1

I refer to the above-mentioned planning appeal and in response to the representations made by then Camden Town Conservation Area Advisory Committee. I would refer the Inspector to an earlier application, approved by Camden Council on the appeal site.

This earlier application was submitted in July 1999 following a series of discussions with Council Officers. The elevation proposed for Arlington Road was for a continuation of the Victorian Terrace situated immediately to the north, across the entire site. No amendments were requested and there was an expectation of a favourable outcome to the planning application. However various interested parties were consulted by the Council including the Camden Town Conservation Area Advisory Committee. Three substantial revisions were undertaken to the scheme, mainly in respect of the Arlington Road elevation.

The final scheme was reported to the Environment (Development Control Sub Committee held on 23rd November 2000 where it received approval

In respect of the representations made by the Camden Town Conservation Area Committee at para. 4 of the report to Committee 4.2 it is said: -

“4.2 The Camden Town Conservation Area Advisory Committee raised objections to the first and second schemes in respect of design, scale materials, access and additional roadside parking and congestion. At revision two they have no objection to the continuance of the terrace, provided the details and

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materials are satisfactory, but continue to object to the modern section on the grounds that the whole building should be a replica of the residential terrace”

(which was the approach taken in the original scheme)

At paras 6.10 and 6.11 of the report to Committee under the heading of Design: -

6.10 The final scheme has resulted from a thorough process of evaluation and review, taking account the Council’s design and amenity policies and bearing in mind the important contribution any new building will make within the Conservation Area.

6.11

The design of a new building for this site is not simple, in that it has to be both sympathetic with the row of traditional Victorian houses to the west and the contemporary design of the large Mornington Sports building to the east. The original design has been revised twice to achieve a smaller footprint and a less bulky building. The final scheme now incorporates both traditional and modern elements and the use of materials and features to achieve an innovative contribution to the Conservation Area and one, which reflects the design of the adjacent buildings of architectural merit. It is considered that the final scheme now smoothly manages the transition from Victoria domestic scale and use of materials, to a creative modern design in keeping with the modern sports centre. It is not considered that the CAAC’s (*Camden Town Conservation Area Advisory Committee*) suggestion of a uniform Victorian replica terrace for the whole extent of the site would achieve this, because of the need to relate any new building to both designs of very different scales at the sites adjoining on either side.

These “revised” comments Camden Town Conservation Area Advisory Committee have been noted but it has to be appreciated that the earlier application took some eighteen months to conclude during which time the elevational treatment was the subject of continual and lengthy discussions. The views of the CAAC were taken into account by the Council during the process of the application and when it reached its decision to approve the application.

The application, which is the subject of this current appeal, does not alter in any way, the design approach for the building, as all elevations remain as approved in the previous scheme. It is just the unit sizes and general layout for which permission is now requested and these changes only effect the internal arrangement.

In terms of car parking our application incorporates the approved parking provision for the appeal site.

I request that the comments made by the Camden Town Conservation Area Advisory Committee are almost contrary to their previous comments on the approved scheme. Our appeal application is identical in terms of external design as approved by the Council after taking many comments from various individuals and amenity society. It appears the comments made by the Advisory Committee are a reflection of an

individual view and particular style and preference and therefore should be given minimum consideration.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Anil Khosla', written in a cursive style.

Mr. Anil Khosla

c.c Camden Council