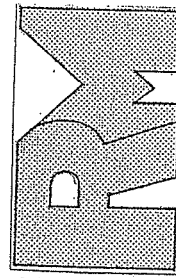


2nd January 2014

Hugh Miller,
Planning Officer
London Borough of Camden,
Regeneration and Planning,
Development Management,
Town Hall,
Judd Street,
London WC1H 8ND.



Chartered Architects
The Laurels Lynn Road
Stoke Ferry King's Lynn
Norfolk PE33 9SW

tel: 01366 501359

07759 129120

rogers:partnership@btinternet.com

PARTNERSHIP

Dear Mr Miller,

45 New Compton Street, London WC2H 8DF,
5th Floor Extension comprising Three New Flats.
Previous Ref. 2012/3957/P

Thank you for your further advice regarding the proposed re-application for the 5th Floor extension at 45 New Compton Street. I was pleased to hear from you that the design of the flat roof now addresses your earlier concerns and also the Planning Inspector's assessment that it should reflect the more simple design of the existing building.

Amendments to the drawings and additional information has now been prepared and we enclose a Planning Re-application for your consideration.

In our recent telephone conversation, I explained that additional set-backs have been allowed to the northern and eastern elevations on the new drawings. Moreover, we agreed that, although it had not been a concern of Camden, in order to alleviate the Planning Inspector's worry about daylight to the rear of 63A St. Giles High Street, the north elevation is also set back further. An external section between the properties is now included with the application.

For the record, to set back further on the southern and western elevations would self-evidently reduce the room sizes and, in my opinion, would thereby have a significantly detrimental effect on the layout of Flats 1 and 2. The western elevation-to which the St Giles Church Authority has never had any objection even in its original form-was previously set-back resulting from your Pre-app. Advice. Also, you will see that on the new drawings, as promised long ago, a privacy screen has been allowed to the balcony of Flat 1 to reduce overlooking of one room within the neighbouring Pendrell House.

The set-back to the eastern elevation on the new drawings has been increased to respect the immediate roofline of the street as highlighted by the Planning Inspector and provide a small balcony to Flat 3 which you suggested would be a beneficial addition to that flat at our meeting on the roof in Summer 2012. The original application included balconies to Flats 1 and 2 but not to Flat 3.

When we spoke earlier last week, you said that as I had now fully explained my concerns regarding additional set-backs on southern and western sides having detrimental effects on the design of Flats 1 and 2, then I should mention this with the Application. Hence the comments as follows:

The original concept was to provide a mixed development which it is understood was to Camdens preferred strategy. This is still the case and the design developed into one two-bed, one three- bed and one four-bed flats. The internal layouts are based on Camdens Planning Standards Guidelines and further set backs on both southern and western elevations would compromise these design standards. For instance, Flat 2 is a three-bedroom flat comprising two double bedrooms and one single. If a further set back was considered to the south elevation, the size would need to be reduced to either one double bedroom and two singles which is not ideal, or become a two bedroomed flat reducing the mixed development strategy. Also, there are design limitations relating to the existing services and ventilation ducts already on the roof servicing the existing flats. The Planning Inspector did not mention any further set backs on these elevations in his decision apart from the privacy screen to Flat 2 already referred to.

Regarding an agreement for Construction Management whilst the works were in progress; it was the Planning Inspectors opinion that this could be provided for by means of an appropriate condition. Also, the Applicant is prepared to enter into a Car Free 106 Agreement regarding the new flats.

So thank you again for your assistance. Hopefully, you feel you can now view it as a straightforward application for a small building project-which is really what it is-on a relatively inconsequential building in a rapidly changing area of London. I am sure that you are aware that both the Centre Point Tower residential conversion, with its related social housing on the site of the present Intrepid Fox pub, and the extensive Denmark Street redevelopment have both been approved and work is already underway on the former.

The Appeal was refused on 16th July 2013 therefore I understand that no fee is required.

Yours sincerely

Roger Myers D Arch RIBA

45 NEW COMPTON STREET, LONDON. WC2

SCHEDULE OF DRAWINGS AND REPORTS

DRAWINGS

0814/ 100	Existing Ground and First Floors
101	Existing Second and Third Floors
102	Existing Fourth Floor and Roof
103	Existing Sections
104	Existing Elevations
0814/ 200H	Proposed Fifth Floor Plan
201D	Proposed Elevations
202B	Section X-X
205D	Proposed Roof Plan
206	Section Z-Z
207	Cycle Storage
0814/ 500	Location Plan

REPORTS / INFORMATION

Covering Letter for this Application
Application Form
Design Strategy and Access Statement /
Lifetime Homes Statement
Sunlight and Daylight Report
Photographs
Notices under Article 6
(General Development Order)
Schedule of Drawings and Reports.

RM Partnership

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

Email (enquiries only): env.devcon@camden.gov.uk
Telephone : 020 7974 1911
Fax : 020 7974 5713

For office use
Date
Payee
App. No. Fee

Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of the Proposal

Please describe the proposed development, including any change of use:

ADDITIONAL STOREY (FIFTH FLOOR) ON TOP OF AN EXISTING 5-STORY BLOCK OF FLATS COMPRISING THREE ADDITIONAL FLATS

Has the building, work or change of use already started?

Yes No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

Yes No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? Yes No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	BRICKWORK	GLAZED AND PANELLED LIGHTWEIGHT STRUCTURE	<input type="checkbox"/>	<input type="checkbox"/>
Roof	ASPHALT (FLAT ROOF)	COPPER-ORIGINAL METALLIC TONE TO BE RETAINED. I.E. NO PATINATION.	<input type="checkbox"/>	<input type="checkbox"/>
Windows	ALUMINIUM	ALUMINIUM	<input type="checkbox"/>	<input type="checkbox"/>
Doors	TIMBER	AS WINDOWS	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)	BRICKWORK	BALUSTRADING - GLAZED WITH STAINLESS STEEL RAILS AND STANDARDS	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing	TARMAC		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting	SECURITY		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes

No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

PLEASE SEE SCHEDULE OF DRAWINGS AND INFORMATION (ATTACHED).

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	27	27	NONE
Light goods vehicles/ public carrier vehicles	N/A	N/A	N/A
Motorcycles	AS REQUIRED	AS REQUIRED	NONE
Disability spaces	AS REQUIRED	AS REQUIRED	NONE
Cycle spaces	NONE	8	8
Other (e.g. Bus)	N/A	N/A	N/A
Other (e.g. Bus)	N/A	N/A	N/A

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
 Septic tank Other
 Package treatment plant

Are you proposing to connect to the existing drainage system? Yes No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

084/100 EXISTING GROUND FLOOR PLAN.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Existing watercourse
 Soakaway Pond/lake
 Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

14. Existing Use

Please describe the current use of the site:

FLATS

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

Yes No

Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						o
Flats and maisonettes	<input type="checkbox"/>	8	18		1		27
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g)=							27

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>	8	16				24
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g)=							24

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g)=							b

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g)=							f

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						o
Flats and maisonettes	<input type="checkbox"/>						r
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g)=							D

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a
Flats and maisonettes	<input type="checkbox"/>						b
Live-work units	<input type="checkbox"/>						c
Cluster flats	<input type="checkbox"/>						d
Sheltered housing	<input type="checkbox"/>						e
Bedsit/studios	<input type="checkbox"/>						f
Unknown type	<input type="checkbox"/>						g
Totals (a+b+c+d+e+f+g)=							H

Total proposed residential units (A+B+C+D) = 27

Total existing residential units (E+F+G+H) = 24

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): THREE

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please Specify	<input type="checkbox"/>				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please Specify		<input type="checkbox"/>			

19. Employment *N/A*

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening *N/A*

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal a waste management development? Yes No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
 I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
 I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
PLEASE REFER TO ENCLOSURES		30/12/2013

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

24. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

19/12/2013

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:

**RE-SUBMISSION
NO FEE REQUIRED**



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):



27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



LOCATION PLAN

SCALE 1:1250



PROJECT
45 NEW COMPTON STREET WC2

SUBJECT
LOCATION PLAN

DRAWN APPROVED
DTW RM

Chartered Architects
The Laurels Lynn Road
Stoke Ferry King's Lynn
Norfolk PE33 9SW

tel: 01366 501359
fax: 01366 502192
PARTNERSHIP rogers.cornfield@btinternet.com

DATE SCALE REVISION
MAY 11 1:1250
JOB NUMBER DRAWING NUMBER
0814 500

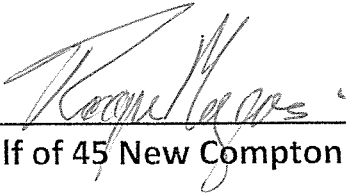
**TOWN AND COUNTRY PLANNING ACT 1990
NOTICE UNDER ARTICLE 6
(GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995**

**PROPOSED DEVELOPMENT AT
45 NEW COMPTON STREET
LONDON WC2**

I give notice that 45 New Compton Street Improvement Company Limited are applying to the London Borough of Camden for planning permission for works at 45 New Compton Street, London WC2 to construct an additional floor on top of the building and provide 3 additional flats.

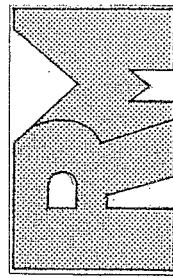
If you wish to make representations about this application you should write to the London Borough of Camden, Planning Services, Camden Town Hall, Argyle Street, London WC1H 8EQ or call planning on 020 7974 4444 within 21 days of receiving this notice.

Signed


On behalf of 45 New Compton Street Improvement Company Limited.

Date 30th December 2013

NB The granting of planning permission does not affect owners' rights to dispose of their property unless there is some provision to the contrary in an agreement or in a lease.



Chartered Architects

The Laurels Lynn Road
Stoke Ferry King's Lynn
Norfolk PE33 9SW

tel: 01366 501359

07759 129120

PARTNERSHIP

rogers.partnership@btinternet.com

London Borough of Camden
Planning Services
Camden Town Hall
Argyle Street
London
WC1H 8EQ

30th December 2013

Dear Sir or Madam

45 New Compton Street, London WC2

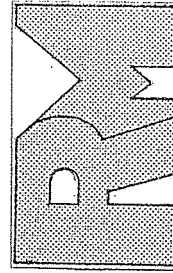
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Yours sincerely

Roger Myers D. Arch RIBA

Cc: 45 N. C. Street Improvement Co. Ltd



Chartered Architects

The Laurels Lynn Road
Stoke Ferry King's Lynn
Norfolk PE33 9SW

tel: 01366 501359

07759 129120

PARTNERSHIP

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30th December 2013

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45 New Compton Street, London WC2

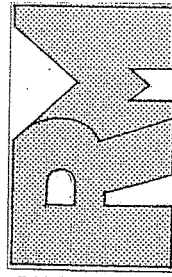
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Chartered Architects

The Laurels Lynn Road
Stoke Ferry King's Lynn
Norfolk PE33 9SW

tel: 01366 501359

07759 129120

PARTNERSHIP

rogers.partnership@btinternet.com

B A Walker
Flat 1
45 New Compton Street
London
WC2H 8DF

30th December 2013

Dear Sir or Madam

45 New Compton Street, London WC2

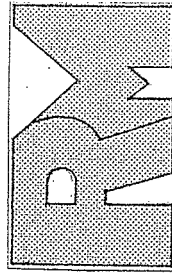
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Chartered Architects

The Laurels Lynn Road
Stoke Ferry King's Lynn
Norfolk PE33 9SW

tel: 01366 501359

07759 129120

PARTNERSHIP

rogers.partnership@btinternet.com

V.M. & E.I. Pillay
Flat 4
45 New Compton Street
London
WC2H 8DF

30th December 2013

Dear Sir or Madam

45 New Compton Street, London WC2

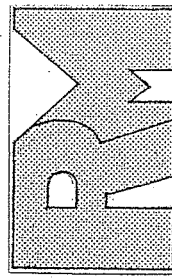
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Chartered Architects

The Laurels Lynn Road
Stoke Ferry King's Lynn
Norfolk PE33 9SW

tel: 01366 501359

07759 129120

PARTNERSHIP

rogers.partnership@btinternet.com

J. Mitchell & L. Tcheang
Flat 5
45 New Compton Street
London
WC2H 8DF

30th December 2013

Dear Sir or Madam

45 New Compton Street, London WC2

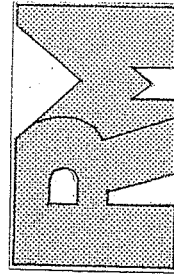
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Cc: 45 N. C. Street Improvement Co. Ltd



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The Laurels Lynn Road
Stoke Ferry King's Lynn
Norfolk PE33 9SW

tel: 01366 501359

07759 129120

PARTNERSHIP

rogers:partnership@btinternet.com

N. Venegas
Flat 7
45 New Compton Street
London
WC2H 8DF

30th December 2013

Dear Sir or Madam

45 New Compton Street, London WC2

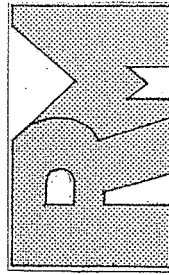
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Cc: 45 N. C. Street Improvement Co. Ltd



Chartered Architects

The Laurels Lynn Road
Stoke Ferry King's Lynn
Norfolk PE33 9SW

tel: 01366 501359

07759 129120

PARTNERSHIP

rogers:partnership@bfinternet.com

Sun 99 Ltd
Flat 8
45 New Compton Street
London
WC2H 8DF

30th December 2013

Dear Sir or Madam

45 New Compton Street, London WC2

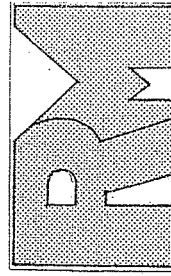
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Chartered Architects

The Laurels Lynn Road
Stoke Ferry King's Lynn
Norfolk PE33 9SW

tel: 01366 501359

07759129120

PARTNERSHIP

rogers.partnership@btinternet.com

S. J. Hardwick
Flat 11
45 New Compton Street
London
WC2H 8DF

30th December 2013

Dear Sir or Madam

45 New Compton Street, London WC2

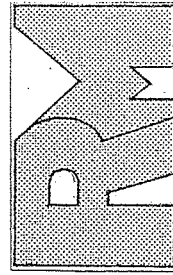
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Stoke Ferry King's Lynn
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tel: 01366 501359

07759 129120

PARTNERSHIP

rogers:partnership@btinternet.com

P.E.L. Ochaya
Flat 12
45 New Compton Street
London
WC2H 8DF

30th December 2013

Dear Sir or Madam

45 New Compton Street, London WC2

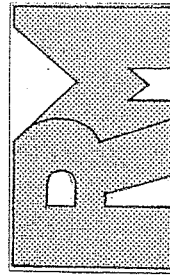
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07759 129120

PARTNERSHIP

rogers.partnership@btinternet.com

E. G. Havranek
Flat 14
45 New Compton Street
London
WC2H 8DF

30th December 2013

Dear Sir or Madam

45 New Compton Street, London WC2

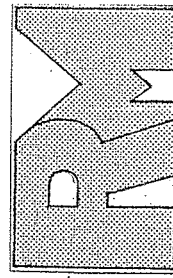
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07759 129120

PARTNERSHIP

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R. Harris & M Harris
Flat 15
45 New Compton Street
London
WC2H 8DF

30th December 2013

Dear Sir or Madam

45 New Compton Street, London WC2

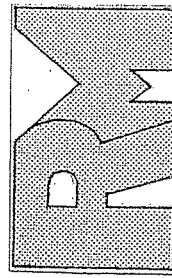
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07759 129120

PARTNERSHIP

rogers:partnership@bfinternet.com

C. Monk
Flat 19
45 New Compton Street
London
WC2H 8DF

30th December 2013

Dear Sir or Madam

45 New Compton Street, London WC2

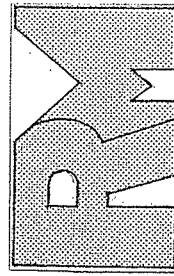
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07759 129120

PARTNERSHIP

rogers.partnership@btinternet.com

F. Miah, C. Nessa & G. Rabbani
Flat 21
45 New Compton Street
London
WC2H 8DF

30th December 2013

Dear Sir or Madam

45 New Compton Street, London WC2

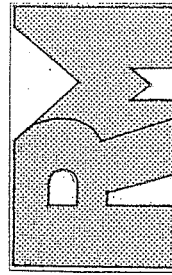
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Norfolk PE33 9SW

tel: 01366 501359

07759 129120

PARTNERSHIP

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H. Jameson
Flat 22
45 New Compton Street
London
WC2H 8DF

30th December 2013

Dear Sir or Madam

45 New Compton Street, London WC2

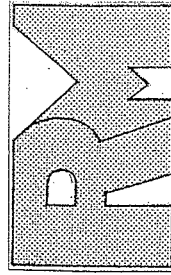
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D. A. Roberts
Flat 25
45 New Compton Street
London
WC2H 8DF

30th December 2013

Dear Sir or Madam

45 New Compton Street, London WC2

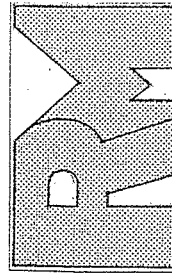
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Roger Myers D. Arch RIBA

Cc: 45 N. C. Street Improvement Co. Ltd

45 NEW COMPTON STREET, LONDON WC2
DESIGN STRATEGY AND ACCESS STATEMENT
& LIFETIME HOMES STATEMENT

1. BACKGROUND

45 New Compton Street (herein "the Building") is an existing five storey block of 24 residential flats comprising 16 two bedroom duplex flats, 4 one bedroom and 4 studio flats. The Building is situated close to the confluence of Oxford Street and Tottenham Court Road, just to the south-east of St Giles Circus. It is adjacent to the Grade 1 listed Church of St Giles in the Fields and has the benefit of overlooking the public open space around the Church, which itself adjoins the Phoenix "open to the public" charity-run garden.

The Building was constructed 1970/1 and its design was then regarded as good and acceptable housing. The building is a classic example of 1970's architecture. It has an extensive flat roof as is usual for this type and style of Building. The construction and design lend themselves to the extension of a further floor on top providing some additional accommodation.

The proposals are intended to make best use of the space available from the flat roof to create three new flats whilst taking advantage of the available height and visual aspects. The Freehold of the Building's estate area, and which has the adjoining air and all ancillary development rights, is owned by 45 New Compton Street Improvement Company Limited whose registered office is situated at 25/45 New Compton Street London WC2H 8DF. The Freeholder is a pro-active owner and oversees the management and good running of the Building.

Thirteen, being a majority of the existing 24 flats, are privately owned under long leases with around 100 years of their unexpired terms outstanding. The remaining 11 flats are used for social housing and let by the Building's Head lessee, Camden Council, under council tenancy arrangements to residents most of whom have lived in the Building for prolonged periods.

New Compton Street is a mixture of both residential and commercial/office buildings. Most of the other buildings have already had additional storeys added in recent times. In fact, the Building is now the lowest in the street beside some original Victorian properties immediately to the north on the corner with St Giles High Street. Even with an additional storey added, the Building will still be lower than the others around therefore remain well within the scale and context of the street.

2. AMOUNT

The proposals are for three new flats comprising a new sixth storey (being the fifth floor of accommodation within the Building). The proposed number of units and accommodation sizes corresponds to the space available and meets London Borough of Camden's preferred requirement for mixed residential developments.

The area of the site is 0.066 hectares and the number of habitable rooms including all existing plus the new proposals gives a density of 1155 hab rooms per hectare.

The site is very close to many existing public transport systems. It is within easy walking distance to three London Underground stations. There are also many bus routes nearby with good connections to all parts of London. In due course, the Building will be within a few yards of the Tottenham Court Road station entrance to Crossrail which, as the name suggests, will, when completed in 2016, provide transport from and to the east and west of London.

3. LAYOUT

The flats have been designed taking into account current and L.B.Camdens standards and the layouts are for maximum utilisation of the space available, with good access and include for the possibility of disabled persons. Each flat is designed for ease of use internally, rooms of good size, minimum circulation, and 3 flats are provided with their own private amenity terrace to give comfortable external accommodation when required. Living rooms and balconies are positioned to make use of sunlight during the day and best visual aspect to the open space immediately to the west and also across the roofs over to the Charring Cross Road area.

4. SCALE

The new storey has been designed to relate to the height of the existing floors of the building and the scale has been replicated. Construction will be of lightweight arrangement to link-in visually with and use the existing structure to its best advantage. It is likely to be of steel, possibly lattice frame, with glazed cladding of specialist manufacture. The intention is to maintain the building in scale with the existing buildings in the street and also keep it sympathetically in context with St Giles in the Fields Church, which is very close to the west.

5. LANDSCAPING

Landscaping has been considered but there are no areas on the site itself where this can be provided. However, as already noted above, the Building is situated directly adjacent to the open area adjoining St Giles in the Fields which area itself leads to the Phoenix Garden via a dedicated pathway and set of steps. The Freeholder has in the past supported and has offered further financial assistance to both the Church and the Phoenix Garden. These are two very attractive small parkland spaces with access from both St Giles High Street and New Compton Street. They are both well used by people living and working locally. Although very different in character and original objective, they are both well looked after and are much appreciated. Together they therefore form the local amenity space for the Building. The present Rector of St Giles Church has ambitious plans to encourage greater use of the churchyard open space utilising substantial dedicated S106 agreement funds available from the developer of the large nearby St Giles Court residential and office development.

6. APPEARANCE

The new fifth floor construction will be to current architectural design and relate to the general horizontal visual alignment of the building. It is intended that the design will be an attractive asset to the street and also when viewed from above, as most of the buildings on St Giles High Street are higher than this one including Centre Point and the buildings forming the St Giles Court development itself. The roof scape is therefore an essential part of the design context of the proposals and solar panels and eco-systems are to be incorporated. The roof of St Giles Church is of copper sheeting with oxidation to the light green colour. Copper is therefore proposed for the new roof to fit in with the Church although whether oxidation should take place or the copper metal colour retained to be discussed.

The new floors are set back slightly from the footprint of the other floors and materials and glazed panelling have been selected to give a light and airy design, also generally reflective to the sky. The use of the existing materials was discounted structurally and also it was felt that the new storey in brickwork would make the increased height too heavy and noticeable in relation to St Giles in the Fields Church. Elevations and the roof are straightforward and uncomplicated with colours and appearance generally similar to the surroundings and in particular the design of the additional storeys that have been added to the buildings at the other side of New Compton Street.

7. ACCESS

There are several possible access routes. This issue will require consultation with the Building's existing residents and stake-holders and agreement with Head lessee Camden. Access into the existing Building is provided today through doors onto New Compton Street at both ends of the Building although generally residents enter using the northern main entrance. The other southern exit was intended as a fire exit route but is in practice also much used as an exit route from the Building by the residents of the one-bedroom and studio flats'.

Subject to agreement with relevant parties, access into the Building to the new roof-top level could be via the Building's main entrance at the northern end of New Compton Street then by the existing main staircase or existing lift and then along the higher 3rd residential floor corridor to the existing roof access.

Entrance from the street may also be up-graded to provide an easy alternative exit route from the new rooftop level. The open to air ground floor area of the site is mostly allocated for parking by residents and is nowadays little used. Access into the ground floor garage area is direct from New Compton Street via existing security gates which could also be upgraded and even supplemented by a new secure doorway.

The alternative access routes would utilise (i) the Building's two existing entrance doors and related staircases-the Building's southern stairs already reach the roof level, and (ii) the Building's recently replaced lift. These alternative access options will require consultation with the Building's existing lessees etc. They must inevitably result in improved overall security to the benefit of the whole building.

8. SUMMARY

The proposals are to provide generous and attractive accommodation to high standards and pleasing situations. The new floor to co-ordinate with the existing architectural scale of the Building and be in character and an asset to the existing blocks in the street and in particular St Giles in the Fields Church.

R.M. Partnership

LIFETIME HOMES STATEMENT

Lifetime Homes

- 1 & 2 It is understood from the pre-application advice Ref Enq 2011/05406 that the three proposed new flats are to be car free with a section 106 agreement.
- 3 Approach to all main entrances of the block is level, step free.
- 5 Communal stairs. Proposed new communal stairs from 4th to 5th floors:
Uniform rise 170mm
Uniform tread 250mm
Handrails to extend 300mm beyond top and bottom of flights
Handrails height 900mm
Nosings – contrasting colour
- 6 Internal doorways and hallways. All requirements have been complied with. Please see proposed 5th floor plan 0814/200C.
- 7 Circulation space for turning a wheelchair has been provided in living rooms, kitchen / dining rooms, kitchens and main bedrooms.
- 10 WC's, shower and bathrooms have been provided at entrance level of each proposed new flat.
- 12 Proposed new flats are on one level; i.e. no stairs.
- 14 Services to be provided to allow for the replacement of baths with showers and 1500mm Ø circulation spaces including drainage at a later date if required.
15. Glazing and window handle heights will comply with requirements; please see proposed elevations 0814/201C.
Service controls will be within height band 450 to 1200mm from floor level and minimum 300mm from internal corners.

RM Partnership



45 New Compton Street
London
WC2H 8DF

Sunlight & Daylight Assessment

S12-061
May 2012

Prepared by :

**Southwest Environmental
Limited
6 The Square
Uffculme
Devon
EX15 3AA**

On behalf of :

**RM Partnership
The Laurels Lynn Road
Stoke Ferry
Kings Lynn
Norfolk
PE33 9SW**



45 New Compton Street
London
WC2H 8DF

Sunlight & Daylight Assessment

S12-061
May 2012

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APPENDICES

- 1 **Plans**
- 2 **Workings**
- 3 **Photos**



1.0 Introduction

1.1 Commissioning

RM Partnership have instructed Southwest Environmental Limited to prepare a study to assess the likely impact of the development on the natural lighting experienced within the new proposed accommodation, and existing neighbouring properties. This assessment relates to the 45 New Compton Street Site, London. A site location plan is situated in **Appendix 1**, it identifies the buildings that are discussed in this assessment.

1.2 Terms of Reference

The study has been carried out in accordance with the recommendations of the Building Research Establishment Report "Site Layout Planning for Daylight & Sunlight 1991".

1.3 Report Layout

The result tables and drawings, which are attached at the rear, illustrate the results for the daylight and sunlight assessments.

2.0 Policy Guidelines

2.1 BRE Guide

This study has been carried out in accordance with the recommendations of the Building Research Establishment Report "Site Layout Planning for Daylight & Sunlight 1991". This is the standard adopted by a wide range of District and Borough Councils across the UK.

2.2 Description of Guide

The Guide is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and the Report should not be seen as a part of planning policy. Its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design. In certain circumstances, the developer or planning authority may wish to use alternative target values.

Whilst technical analysis can be carried out in accordance with numerical guidelines and reported factually by comparison with those guidelines, the final assessment as to whether affected dwellings are left with acceptable amounts of daylight and sunlight in an inner city context where the findings are to be interpreted in a flexible manner is a matter of subjective opinion.

3.0 Methodology

The Daylight & Sunlight assessments have been undertaken by reference to the Building Research Establishment (BRE) Guidelines "Site Layout Planning for Daylight & Sunlight. A Guide to Good Practice".



The BRE Report advises that daylight and sunlight levels should be assessed for the main habitable rooms of neighbouring residential properties. Habitable rooms in residential properties are defined as kitchens, living rooms and dining rooms. Bedrooms are less important as they are mainly occupied at night time. The Report also makes reference to other property types, which may be regarded as “sensitive receptors” such as schools, hospitals, hotels and hostels, small workshops and most offices.

3.1 Assessing Daylight

The BRE Guide states that:

“If, for any part of the new development, the angle from the centre of the lowest affected window to the head of the new development is more than 25°, then a more detailed check is needed to find the loss of skylight to the existing buildings.”

The BRE Guidelines propose several methods for calculating daylight. The 2 main methods predominantly used are those involving the measurement of the total amount of skylight available in this instance the Vertical sky component (VSC) method was used.

3.2 Significant Criteria

In describing the significance criteria as set out below, it should be noted that they have been developed to protect residential properties, which are the most sensitive receptors.

The Guidance given by BRE has been used as a basis for the criteria to assess the Development’s potential impacts. The BRE guidance specifies:

“In special circumstances the developer or planning authority may wish to use different target values. For example, in an historic city centre a higher degree of obstruction may be unavoidable”

The report adds:

“Different criteria may be used, based on the requirements for daylighting in an area viewed against other site layout constraints.”

In consideration of the above, it is important to note that the Site is located in an urban centre that, in parts, currently experiences daylight levels below the BRE recommendations. This is discussed within the ‘Baseline Conditions’ section of this report. Thus, in these instances the BRE guidance states that the:

“guidelines should be applied sensibly and flexibly”.

Under these circumstances, the less stringent, higher BRE target percentage loss values and significance criteria may be justifiable.



3.2.1 Daylight and Sunlight

The BRE Guidance is summarised in the below table and this has been used as the basis for the criteria used in the assessment of daylight and sunlight impacts.

Test:	British Research Establishment (BRE) Criteria:
Daylight	<p>A window may be adversely affected if the vertical sky component (VSC) measured at the centre of the window is less than 27% and less than 0.8 times its former value.</p> <p>A room may be adversely affected if the average daylight factor (ADF) is less than 1% for a bedroom, 1.5% for a living room or 2% for a kitchen. For offices a minimum figure of 2% is required.</p>
Sunlight	<p>A window may be adversely affected if a point at the centre of the window receives in the year less than 25% of the annual probable sunlight hours (APSH) including at least 5% of the annual probable sunlight hours during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period.</p>

The BRE guidance has been used to generate significance criteria that have been used to assess the impact of the development.

3.2.1.1 VSC Criteria

For VSC, they are:

- Windows experiencing less than 20% reduction represent negligible to minor beneficial impacts;
- Windows experiencing between 20 and 29.9% reduction represent minor adverse impacts;
- Windows experiencing between 30 and 39.9% reduction represent moderate adverse impacts; and
- Windows experiencing greater than 40% reduction represents substantial adverse impacts.

4.0 Results

Using the 25 degree rule, cross section were made of proposed elevations, these are displayed in Appendix 2.



4.1 Proposed Development

25° projections from reference points on the proposed development show, no obstructions to sky lighting. The elevated position of the proposed dwelling is likely to receive excellent natural lighting, particularly when bearing in mind its urban setting.

4.2 Existing Neighbours

In areas where daylight / sunlight characteristics were likely to be affected, further analysis was used to quantify impact. Three representative reference points were used.

- a) Endeavour House – Office Building
- b) Rear of 63 St Giles High Street – Residential Building

As per cross sections in **Appendix 2** it can be seen that the lower floors of The Rear of 63 St Giles High Street, and to a lesser extent Endeavour House have established negative natural light impacts from surrounding buildings.

Reference points were adjusted to represent glazed areas which would be in the zone effected by the proposed development. Elevations of reference points can be found in **Appendix 2**.

There are other surrounding buildings that were checked for impact using cross sections, but were found to be clear of the 25° line, or in some cases the “inset” of the proposed footprint from the existing building edge negates impact.

4.2.1 Prior to Construction

4.2.1.1 Daylight VSC

Vertical Sky Component Effect on Neighbouring Building			
Ref Point	Points obstructed	Points Unobstructed	VSC (%)
A	12	68	34
B	25	55	27.5

4.2.1.2 Sunlight

Sunlight Availability Effect on Neighbouring Building			
Ref Point	Points Obstructed	Points Unobstructed	% Annual Probable Available Sunlight
A	5	95	95
B	24	76	76



4.2.2 Post Construction

4.2.2.1 Daylight VSC

Vertical Sky Component Effect on Neighbouring Building			
Ref Point	Point obstructed	Points Unobstructed	VSC (%)
A	23	57	28.5
B	36	44	22

4.2.2.2 Sunlight

Sunlight Availability Effect on Neighbouring Building			
Ref Point	Points Obstructed	Points Unobstructed	% Annual Probable Available Sunlight
A	6	94	94
B	31	69	69

4.3 Effects

Prior vs Post	VSC Prior	VSC Post	VSC Change	Sunlight Prior	Sunlight Post	Sunlight Change
A - Endeavour	34	28.5	0.84	95	94	0.99
B - 63 High Street	27.5	22	0.80	76	69	0.91

5.0 Conclusions

Natural Lighting meets or exceeds the BRE guide of 80%, for post development levels. The new building will enjoy excellent natural lighting and the negative effects on surrounding neighbours are within accepted boundaries.

6.0 Certification

It should be noted that this assessment is based solely on the plans provided by the client.

This report is produced for the sole use of the Client, and no responsibility of any kind, whether for negligence or otherwise, can be accepted for any Third Party who may rely upon it.



The conclusions and recommendations given in this report are based on our understanding of the future plans for the site.

If, however, the site is developed in a different manner than described in CT Developments Drawings Displayed in Appedix1, then the site should be reassessed.

The scope of this Sunlight and Daylight Assessment was discussed and agreed with the Client. No responsibility is accepted for conditions not encountered, which are outside of the agreed scope of work.

This report may suggest an opinion. However, this is for guidance only and no liability can be accepted for its accuracy.

A handwritten signature in black ink, appearing to read 'W Thorpe', is positioned above the printed name.

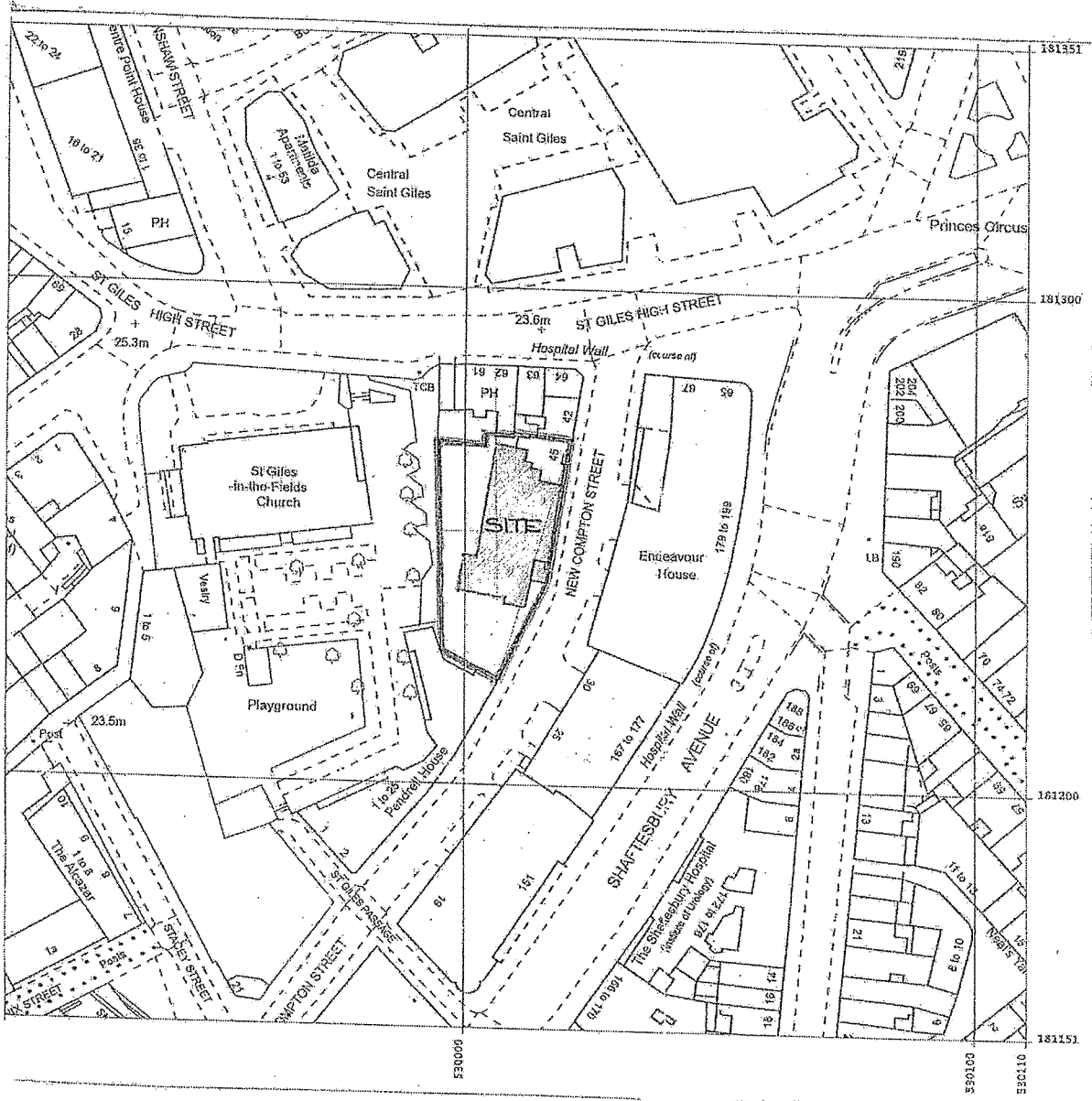
**Will Thorpe BSc PGC FGS MCIWEM
Director**

Distribution (Electronic): Pharaoh Designs (Jason Asbury) x 1



APPENDIX 1

**Site Location Plan
Buildings Plan**



LOCATION PLAN

SCALE 1:1250



45 NEW COMPTON STREET WC2

LOCATION PLAN

DATE: DTW APPROVED: RAS

Chartered Architects
 The Laurels, Lynn Road
 Stoke Ferry, King's Lynn
 Norfolk PE33 9SW
 tel: 01368 601899
 fax: 01368 602192
 www.charteredarchitects.co.uk

DATE: MAY 11 11:12:50
 DRAWING NUMBER: 0814
 SCALE: 1:500

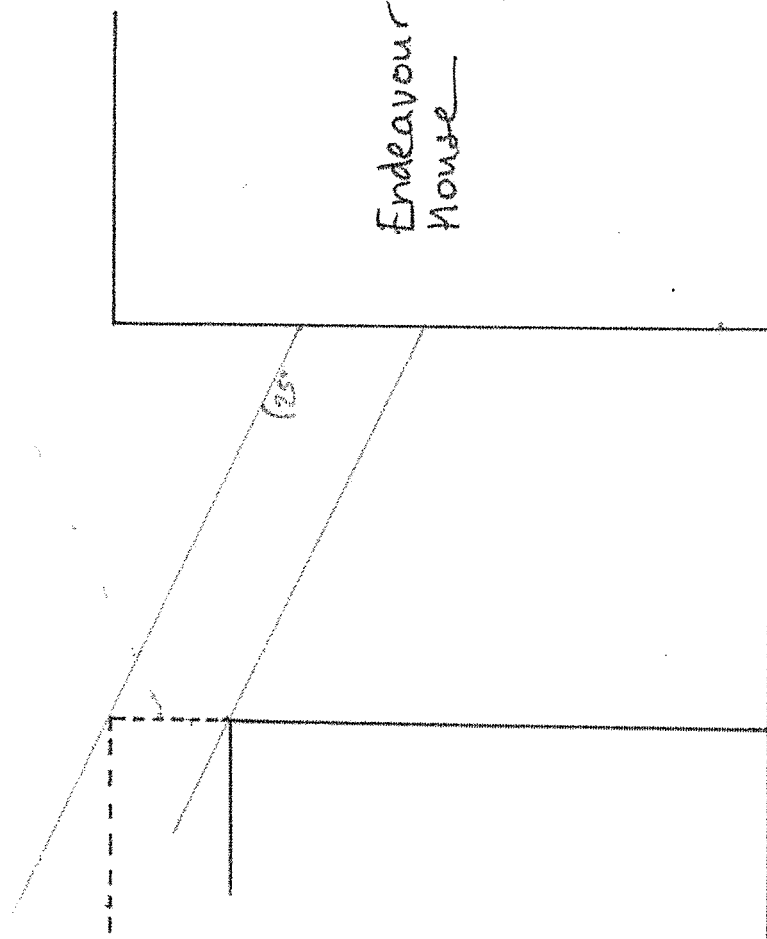


APPENDIX 2

Workings

1:200 @ A4.

New Compton Street
Sunlight + Daylight. — Section (A)



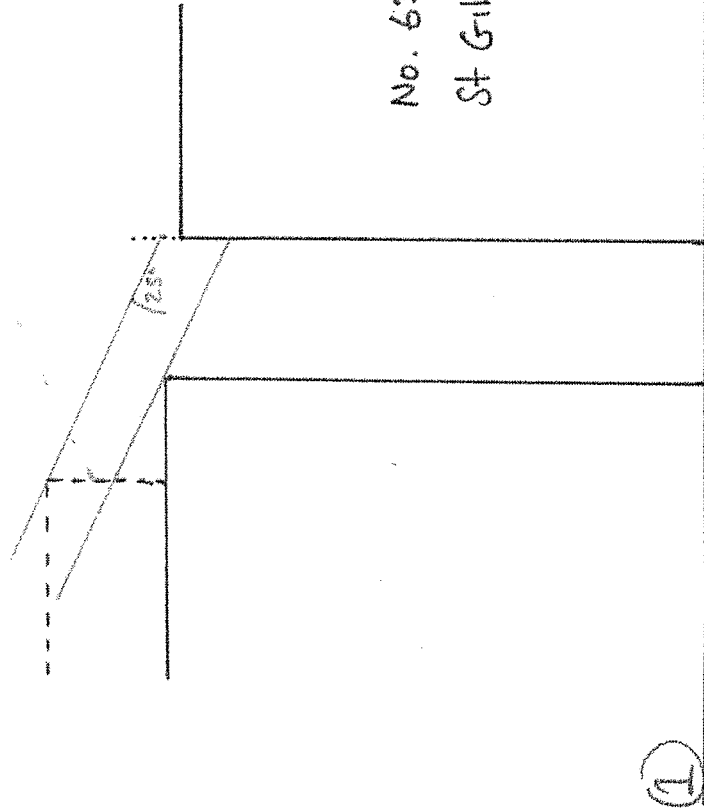
key
Blue = Existing
Purple = Proposed.
25° from Proposed
25° from Existing

(1)

(2)

1:200 @ A4.

New Compton Street.
Sublight + Daylight - Section B



No. 63

St Giles High Street.

key

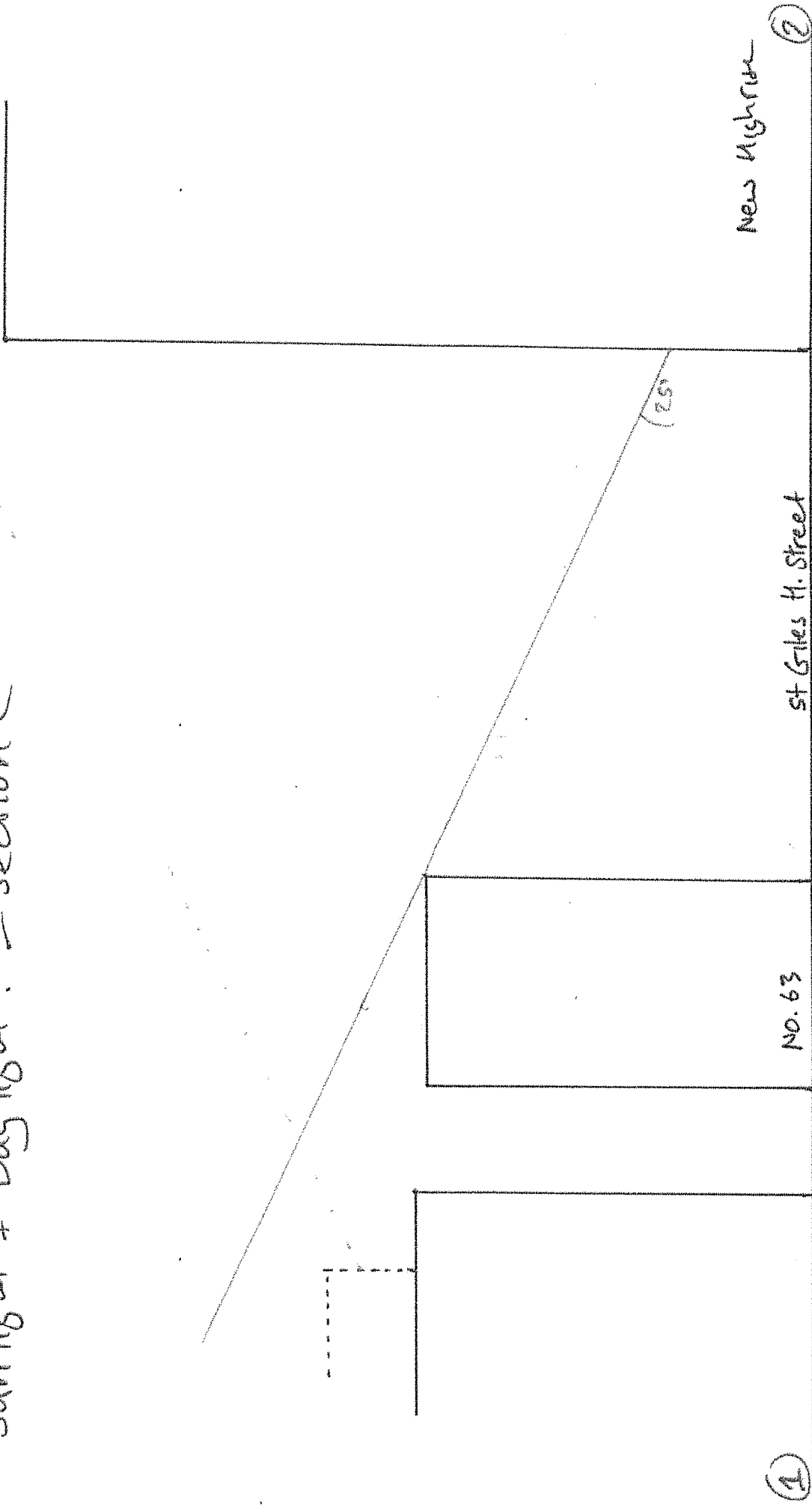
Blue = Existing

Purple = Proposed

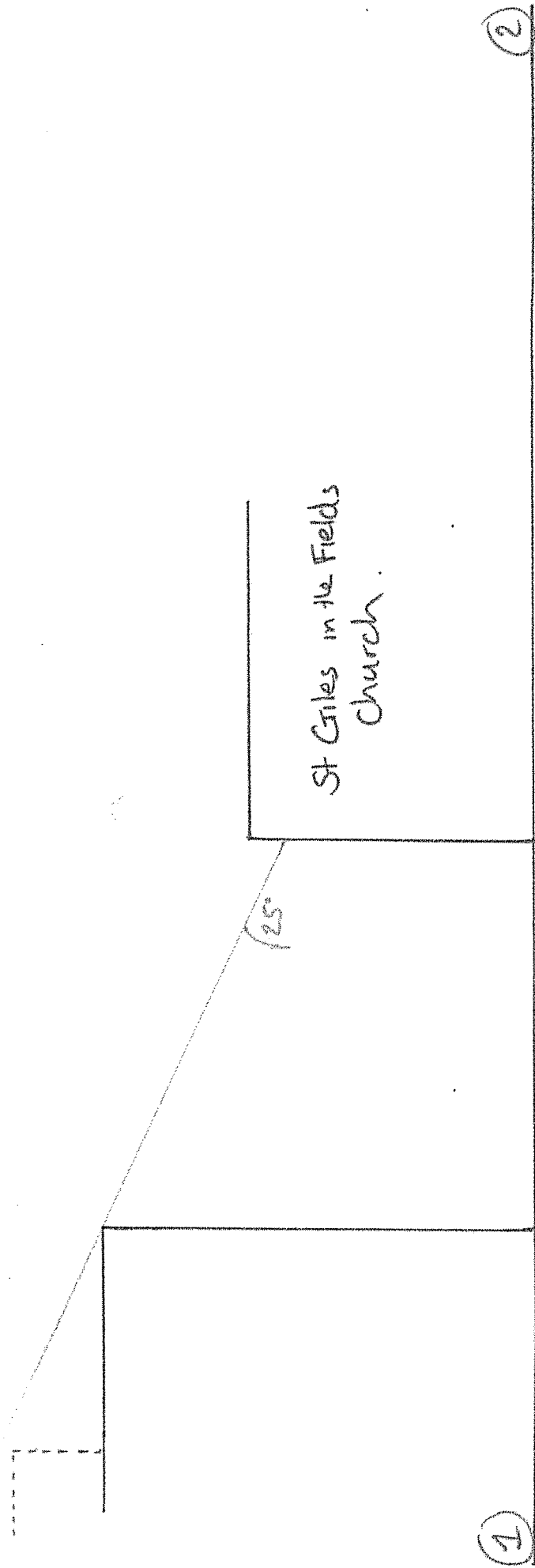
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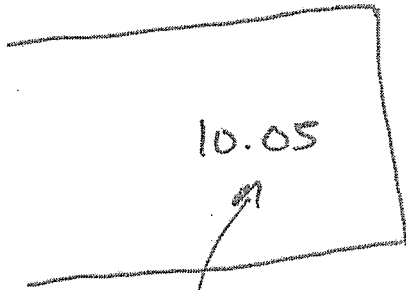
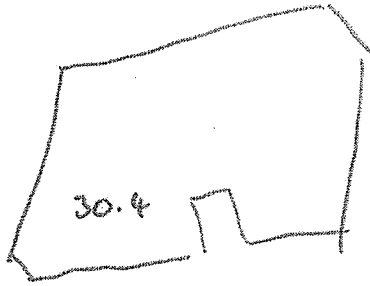
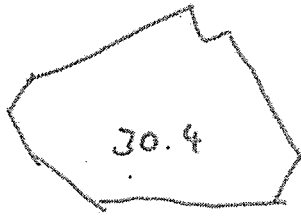
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New Compton Street.
Sunlight + Daylight. - Section C

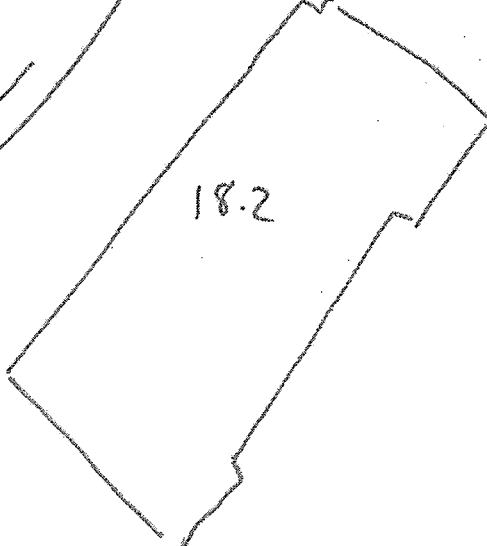
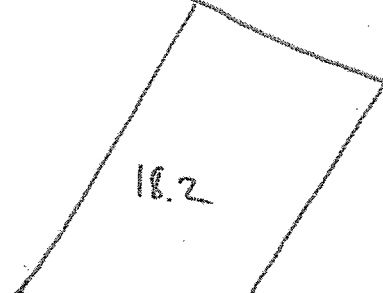
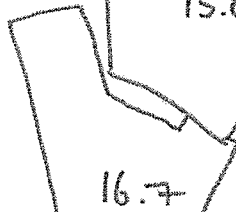
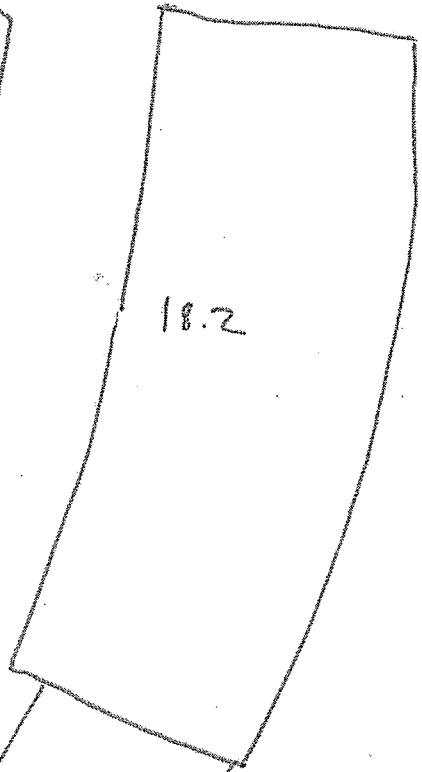
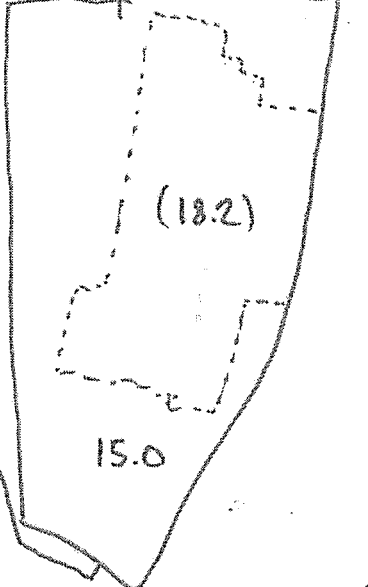
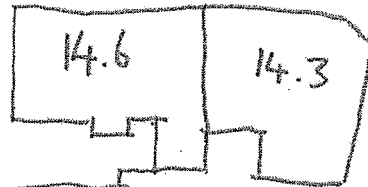


New Compton Street
Sunlight + Daylight - section D





Heights
in Meters .



New Compton Street
Plan showing
Surrounding
Buildings
(Not to Scale)

New Compton Street

Calculated Ratios for Proposed Development - Effect on Neighbouring Building

Endeavour House

Ref Point	Obstruction Distance	Ref Point Height	Obstruction Height	Residual Height	Ratio
A	11.2	11.0	15.0	4.0	2.8
A2	24.4	11.0	14.3	3.3	7.4
A3	40.5	11.0	16.7	5.7	7.1
A - Post	11.2	11.0	18.2	7.2	1.6

63 High Street

Ref Point	Obstruction Distance	Ref Point Height	Obstruction Height	Residual Height	Ratio
B	4.0	13.0	15.0	2.0	2.0
B - Post	4.0	13.0	18.2	5.2	0.8

New Compton Street

Prior to Construction

Vertical Sky Component Effect on Neighbouring Building

Ref Point	Points obstructed	Points Unobstructed	VSC (%)
A	12	68	34
B	25	55	27.5

Sunlight Availability Effect on Neighbouring Building

Ref Point	Points Obstructed	Points Unobstructed	% Annual Probable Available Sunlight
A	5	95	95
B	24	76	76

New Compton Street

Post Construction

Vertical Sky Component Effect on Neighbouring Building

Ref Point	Point obstructed	Points Unobstructed	VSC (%)	
A		23	57	28.5
B		36	44	22

Sunlight Availability Effect on Neighbouring Building

Ref Point	Points Obstructed	Points Unobstructed	% Annual Probable Available Sunlight	
A		6	94	94
B		31	69	69

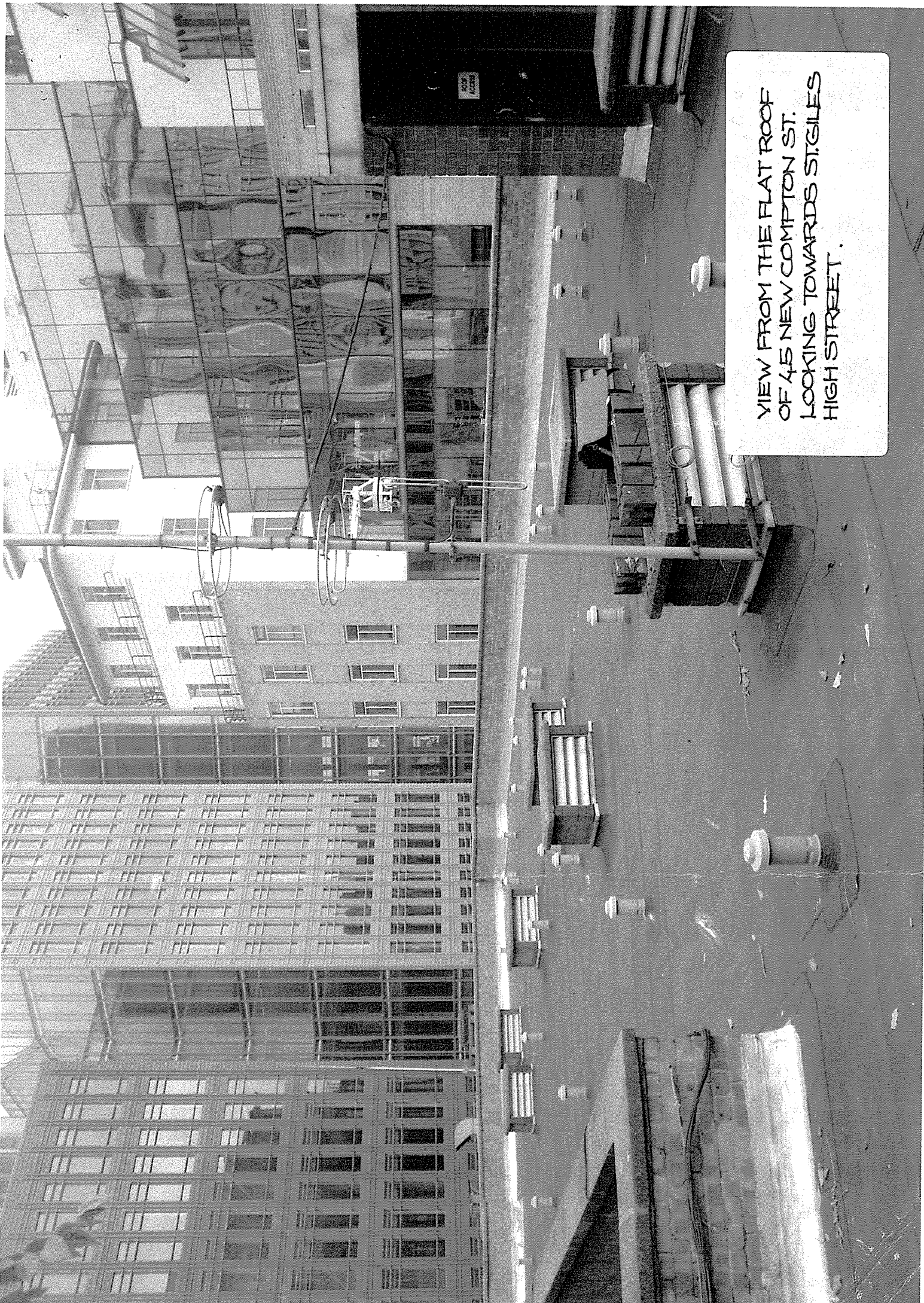
Prior vs Post

	VSC Prior	VSC Post	VSC Change	Sunlight Prior	Sunlight Post
A - Endeavour	34	28.5	0.84	95	94
B - 63 High Street	27.5	22	0.80	76	69

Sunlight Change	
	0.99
	0.91

VIEW FROM THE FLAT ROOF
OF 45 NEW COMPTON STREET
LOOKING TOWARDS ST GILES
IN THE FIELDS CHURCH.





VIEW FROM THE FLAT ROOF
OF 45 NEW COMPTON ST.
LOOKING TOWARDS STIGILES
HIGH STREET.