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CS/10833/08

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Camden Council
Regeneration and Planning
Culture and Environment
London Borough of Camden
Argyle Street
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Dear Sirs

APPLICATION FOR TOWN PLANNING APPROVAL

Change of use and conversion of the upper floors of the existing Public House (Class A4) and ancillary accommodation to Office (Class B1) at first floor level and self-contained flats (Class C3) at second and third floor level comprising 3 no. Two bedroom flats, 2 no. One bedroom flats and 1 no. studio; together with alterations at roof level including new fenestration to provide additional accommodation, and new fenestration and opening up of previously blocked up windows to the elevations, together with associated services plant. The existing fire escape to the rear of the property will be removed.

We have pleasure in enclosing for your consideration our application for Town Planning Permission, comprising the following:

1. A copy of the completed application form;
2. A copy of the Certificate A under Article 12;
3. Copies of each of our drawing Nos 10833/TP/101, 10833/TP/102, 1083/TP/103, 10833/TP/104, 10833/TP/105 and 10833/TP/106;
4. A copy of our Design, Access and Heritage statement;
5. A copy of the Supporting Planning Statement;
6. A copy of the Pre-Application Advice;
7. A copy of the Lifetime Homes Compliance Checklist;
8. A copy of the Energy Strategy Report;
9. A copy of the BREEAM Assessment Report;
10. A copy of the Acoustic Assessment Report;
11. A copy of the Flood Risk Assessment;
12. A copy of the Construction Management Statement;
13. A copy of the Daylight and Sunlight Statement;
14. A cheque for £2310.00 in accordance with the scale of planning fees.

We would draw your attention to the following points to clarify and support our application, as recently discussed with your Planning Officer, Paul Gardiner:

- Pre-Application advise was sought; Ref 2013/5870/PRE
- The Design, Access and Heritage Statement includes sections on Sustainability, Crime Prevention and Waste and Re-cycling.
- The roof modifications retain the current pitch, line and main profile. The proposed style of dormers will match the existing fenestration and have been sited to reflect the layout of the openings on the lower levels, maintaining the hierarchy and rhythm of openings on the two principle elevations. The existing chimney stacks are retained.
- Regrettably there have previously been some out of character inappropriate alterations and additions, with some of the windows being blanked up and the installation of oversized flat roofed 'modern' dormer windows, which conflict with the Victorian architectural interest and integrity of this handsome building. The modifications reinstate the new traditional windows in the elevations and include the removal of the oversized dormers to be replaced by an agreed dormer design based on the original small arch headed dormer.
- The use of the first floor for office provides an acoustic buffer between the public house and the residential uses. This together with the proposed upgrade of the ground floor ceiling, first floor and second floor construction will achieve Camden's technical requirements for noise insulation between the public house and residential use. Please see the Acoustic Assessment Report.
- The mix the size and variety of the residential units proposed maintains an appropriate blend of available dwellings. The sizes of proposed rooms all meet or exceed required levels and subsequently fulfil minimum standards in relation to the London Design Guide.
- Ecohomes has now been replaced by BREEAM – Domestic Refurbishment. In the context of the period property in a Conservation Area, with a number of site constraints, the proposed development achieves a rating of 'Very Good'. Please see the BREEAM Assessment report.
- The proposed development is car free.
- The applicant acknowledges that s106 planning obligations will apply. Mr Gardiner advised that it is your preference to instigate a bi-lateral agreement rather than the Applicant submit a unilateral agreement. Accordingly we await you proposed agreement.

We shall be glad if you will place our proposals before your Committee at the earliest opportunity and draw the Members' attention to the above points. We look forward to receiving your approval as soon as possible, but in the meantime if you have any queries please do not hesitate to contact us.

Yours faithfully

cc

Enc.