

## Hillebron, Richard

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**From:** McDonagh, Conor <Conor.McDonagh@camden.gov.uk>  
**Sent:** 28 February 2013 09:54  
**To:** Hillebron, Richard  
**Subject:** RE: Middlesex House pre-app

Richard

Further to our pre-app meeting on 26 February, I have the following notes.

### Land use

There are no policies that resist the loss of a car-park, and the increase in B1 floorspace is encouraged within the Central London area and beneath floors that are already in office use.

As there is no physical addition to floorspace, policy DP1 is not relevant and therefore a contribution to the supply of housing is not necessary.

### Amenity

The conversion of the basement into B1 space would not have any impact on neighbouring residential amenity. Although there are no policy requirements with regard to providing amenity for B1 space, it is strongly recommended that opportunities to maximise natural light, outlook and passive ventilation are explored.

### Transport

A CMP and SMP will be secured by s106, and secure cycle provision will be required in line with London Plan standards (single tier Josta).

A Crossrail CIL payment is required.

### Design

External alterations would only be at the foot of the vehicular ramp, which should have no impact on the character and appearance of the conservation area.

### S106

- Car capped (if business permits exist)
- BREEAM office 'excellent'
- Energy statement (London Plan hierarchy)
- CMP
- SMP
- Open space contribution
- Possible highway contribution to reinstate a footway (from existing crossover)

### Other

Should there be any excavation and external plant provided then a BIA and Noise Assessment would be required respectively.

Level access and a wheelchair accessible toilet is necessary.

This response represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your emerging proposals will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

Kind regards

Conor McDonagh  
Principal Planning Officer

Telephone: 020 7974 2566

-----Original Message-----

From: Hillebron, Richard [<mailto:Richard.Hillebron@derwentlondon.com>]

Sent: 21 December 2012 14:20  
To: McDonagh, Conor  
Subject: Re: Middlesex House pre-app

Thanks Conor.

I am pleased it will be you and look forward to working with you.  
There is an outline scheme but not really worked up yet. We have yet to work it through properly and decide for example how we get lift access. I will be very surprised if the physical works become an issue as mostly they can't be seen. I did speak informally to one of your highway guys some time ago (sorry can't recall who) and the indication then was loss of this car park unlikely to be an issue. The main thing for us to be clear about at this stage is the change in use and the extent of any planning obligations. I am told the scheme is marginal so the latter is important.

I am not now back in the office til Jan 3  
Happy Christmas and see you in the new year.  
Richard  
Sent from my iPhone

On 21 Dec 2012, at 13:08, "McDonagh, Conor"  
<Conor.McDonagh@camden.gov.uk<mailto:Conor.McDonagh@camden.gov.uk>> wrote:

Dear Richard

I am pleased to inform you that I will be the officer managing this. Are there any further drawings to be provided showing any external works?

I will be in touch early in New Year with some dates for meeting.

Kind regards

Conor McDonagh  
Principal Planning Officer  
Regeneration and Planning  
Culture and Environment  
London Borough of Camden

Telephone: 020 7974 2566  
Web: camden.gov.uk<<http://www.camden.gov.uk/>>

6th Floor  
Town Hall Extension (Culture and Environment)  
Argyle Street  
London WC1H 8EQ

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Richard Hillebron  
Senior Planning Consultant

Richard.Hillebron@derwentlondon.com<mailto:Richard.Hillebron@derwentlondon.com>  
Direct Line +44 (0)20 7659 3017  
07912 519747

[cid:imagea164e7.JPG@4b65381b.4d98023b]

[cid:image638ad1.PNG@3a49b965.43a20caa]

25 Savile Row, London W1S 2ER  
Call +44 (0)20 7659 3000  
[www.derwentlondon.com](http://www.derwentlondon.com)<<http://www.derwentlondon.com>>

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