

Planning Services  
Camden Town Hall  
Argyle Street  
London  
WC1H 8EQ

2 September, 2013

**Town and Country Planning Act 1990 (as amended)  
Coram Community Campus London**

Dear Sir/Madam,

As instructed by our client, Coram, we enclose Planning Application and Conservation Area Consent Application for Demolition (ref: PP-02855359) of the existing Mortuary and Swimming Pool buildings and the erection of a new building providing flexible B1/D1 floorspace for Coram on ground, first and second floors together with associated works. This work is to be undertaken as Phase 03 of a larger, phased plan to redevelop the Coram Community Campus. Please refer to the accompanying Design and Access Statement for more information.

Two previous Planning Permissions and Conservation Area Consents exist for the site of the proposed new building:

The first, by Collett & Farmer Architects:

- 2006-2951-P Full planning permission granted on 9th November 2007
- 2006-2952-C Conservation Area Consent expired on 25 October 2009

The planning conditions relating to the Collett and Farmer building were discharged and the building was implemented in 2010

The second, by Meadowcroft Griffin Architects, for the New East Building, was submitted in August 2010 and permission granted in November 2010.

- 2010/4408/P Full planning permission granted on 11th November 2010
- 2010/4411/C Conservation Area Consent granted on 11th November 2010

This permission is due to expire in November 2013:

This third application for Planning and Conservation Area Consent for Demolition is closely related to that granted permission in November 2010 and, whilst incorporating a few minor amendments, covers the proposed Phase A of the two-phase implementation of this approved building.

The following documentation is submitted:

- Application forms;
- Covering Letter
- Drawing Issue Sheet;
- Site plan with the area of the application outlined in red;
- Design and Access Statement prepared by Phil Meadowcroft Architects and 5th Studio Architects;
- Existing, demolition and proposed drawings prepared by Phil Meadowcroft Architects and 5th Studio Architects;
- Energy report prepared by A & G Partnership;
- BREEAM Pre-Assessment prepared by NRG Consulting on behalf of A & G Partnership;
- Aborigicultural Impact Assessment prepared by Skerratt;
- Condition Statement of Boundary Wall including drawings prepared by The Morton

# PHILIP MEADOWCROFT ARCHITECTS

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- Acoustic Report prepared by Gillierion Scott Acoustic Design.

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This new application is concerned with the first (Phase A) of two phases that will result in a similar building to that which has already been granted Planning Permission in November 2010. In recognition of this, a number of the documents included in the original application are deemed to remain relevant in their original form and are re-submitted here:

- Planning Statement prepared by Gerald Eve LLP
- PPS 5 Statement prepared by Gerald Eve LLP
- Transport Assessment and Travel Plan prepared by Steer Davies Gleave
- Access Statement (as part of the Design and Access Statement) prepared by David Bonnett Associates

However, a number of small amendments should be read into these documents:

- **Proposed GEA: 2120m2 flexible B1/D1**
  - in lieu of 3585m2 flexible B1/D1 and 85m2 ancillary residential
- **Proposed Site Car Parking: 10 spaces + 2 disability spaces**
  - in lieu of thirty number spaces + two number disability spaces. Please note that the reduction in spaces was approved as part of a separate, Phase 01 planning application - ref: 2011/4725/P
- **Proposed Cycle Storage: 44 spaces proposed for entire site**
  - in lieu of twenty number. Please note that this number has been approved as part of a separate, Phase 01 planning application - ref: 2011/4725/P
- **Proposed Renewable Energies: Solar panels are proposed**
  - in lieu of ground source heat pump
- **Gregory House: It is proposed that this is retained in Phase A**
  - in lieu of demolition.
- **Proposed Slots/Setbacks: no slots/setbacks in Phase A**
  - in lieu of two number. One to be proposed as part of Phase B.
- **Access: the principles of access will be maintained in both Phases A and B**

Documents that are referred to in the above assessments/statements, but have been omitted in this application are as follows;

- Daylight/Sunlight report - The 2010 application raised 'right to light' issues to the North-East end of the site. The Phase A proposal does not involve building at this end of the site.

The application fee of £11,165.00 made payable to London Borough of Camden is enclosed.

We look forward to hearing confirmation that the applications have been registered and in the meantime please do not hesitate to contact myself if you require any further information or clarification in respect of these details.

Yours Faithfully



Philip Meadowcroft