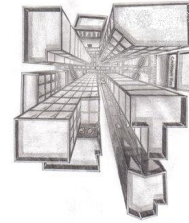


KR PLANNING

CHARTERED TOWN PLANNER

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REF: L/HS/5UR
Portal Ref: PP-02769919

15 July 2013

Planning Services
London Borough of Camden.
Camden Town Hall
Argyll Street
LONDON
WC1H 8EQ

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
SITE AT R/O 2-12 HARMOOD STREET & 34 CHALK FARM ROAD, LONDON, NW1 8AJ
PROPOSAL FOR TWO UNITS OF STUDENT ACCOMMODATION AT 4th FLOOR

Please find enclosed a duly completed full application for the above-mentioned proposed development, submitted on behalf of my Client, Risetall Ltd, together with a fee cheque to the value of £770.

The application is made via the planning portal, and the application comprises the necessary forms and certificates and the following drawings prepared by Contemporary Design Solutions:

Dwg No.	Drawing Title	Scale
A(SO)080	Existing Basement floor plan	1:100
A(SO)090	Existing Lower ground floor plan	1:100
A(SO)100	Existing Ground floor plan	1:100
A(SO)110	Existing First floor plan	1:100
A(SO)120	Existing Second floor plan	1:100
A(SO)130	Existing Third floor plan	1:100
A(SO)140	Existing Roof Plan	1:100
A(SO)300	Existing Section A-A	1:100
A(SO)301	Existing Section B-B	1:100

A(SO)400	Existing Harmood st. elevation	1:100
A(SO)402	Existing Hartland Road	1:100
A(SO)403	Existing North elevation	1:100
A(GA)140	Proposed Fourth floor plan	1:100
A(GA)150	Proposed Roof Plan	1:100
A(GA)300	Proposed Section A-A	1:100
A(GA)301	Proposed Section B-B	1:100
A(GA)400	Proposed Harmood st. elevation	1:100
A(GA)401	Proposed Chalk farm Road	1:100
A(GA)402	Proposed Hartland Road	1:100
A(GA)403	Proposed North elevation	1:100

These drawings are accompanied by a Design and Access Statement, which is an addendum to the original Design Response document. No additional documentation is supplied as matters such as

- Transport
- Travel Plans
- Noise
- Land Contamination
- Construction Management Plan

Have all been satisfied/discharged as part of the master consent and/or its S106 provision. None of the above would require modification arising from this proposal, and so no information is deemed necessary.

Relevant Planning History

An application for an fourth floor to contain five (5) units was submitted to the Borough in October 2012, and was ultimately refused in December 2012. The application was refused for 6 reasons, of which three related to putative heads for a legal agreement.

Site Description

The site is broadly rectangular in shape with the exception of a strip of land that extends towards Chalk Farm Road, which includes 34 Chalk Farm Road. On the Harmood Street frontage, the site is enclosed by temporary hoardings. The approved development is currently under construction with an anticipated completion date of January 2013.

The Proposal

It is proposed to construct an additional two high quality modern student accommodation units on the roof level of the existing Harmood street development which is currently under construction. The two new rooms will link in with the top floor accommodation of the approved Esso development scheme to promote the concept of a single architecturally

coherent building design. They will be linked by an external walkway to the current lift core.

Response to Refusal Reasons Considerations

Before commenting, it is noted that no objection was raised to the possibility of additional student residents on the development, so no issue can now be raised with the lower number proposed.

In recommending refusal on height, scale and mass grounds¹, the Case Officer commented that:

Given the approval at the former Esso site on the adjacent site some form of roof addition on the Chalk Farm elevation could be acceptable. The overall sense of height and bulk in the street frontage would be derived from the Esso site rather than the existing pub and building at 34 Chalk Farm Road.

Such an extension should project back no further than the main rear building line of number 35 and to avoid the bulk of an enclosure from the stair and lift core could be accessed from the Esso development once it is constructed.

The application now before the Borough is as described and therefore should be considered acceptable.

On the issue of daylight, the additional massing is some distance from the 'affected' properties and the approved Esso development sits between the development area and these properties. As the proposal is at the same height as built form approved in much closer proximity, it can be reasonable to assume that no effect will occur.

Cycle parking on the site is provided within a common basement area. An additional stand could be provided in this area, which could be reasonably be dealt with via condition.

Conclusion

We trust that the submitted material will be sufficient to provide for the validation of the application, but should you require anything further in the meantime, please do not hesitate to contact me on 07545 264 252 or at Kieran@krplanning.com.

Yours Faithfully



Kieran Rafferty
BA(URP) CUKPL MPIA MRTPI

Encl:

CC: Client

¹ Bulk is not a term referred in any policy of the Development Plan listed in the RfR.