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| Development Control ManagerPlanning and Public ProtectionLondon Borough of CamdenCamden Town HallArgyle Street, WC1H 8EQ**For the attention of Matthias Genet** |
| 22 March 2013 |
| **Our ref:** PGWD/MAM/J6364 |
| **Planning Portal ref:** PP-02427028 |
| **Your ref:** 2013/0592/INVALID |

Dear Sir

**Planning and Conservation Area Consent applications**

**13 Britannia Street and 146-146A Wicklow Street, WC1X 9JS.**

We write in response to your letter of 6 February 2013, regarding the application for planning permission and conservation area consent in respect of 13 Britannia Street and 146-146A Wicklow Street, WC1X 9JS, submitted on 30 January 2013, for:

**‘Change of use from car park (Sui Generis) to hotel (Class C1) and residential (Class C3) uses involving erection of a part two, part three and part five, six and seven storey building to provide a 121 bed hotel and 13 self-contained residential units, comprising 5 social rent (4x1 and 1x2 bed), 3 intermediate (3x2 bed) and 5 market (5x2 bed) units, and associated works following demolition of existing vent shaft to tunnel and partial demolition of boundary wall on eastern elevation.’**

In your letter of 6 February 2013, you identify that the application is identified as being incomplete for the reasons set out on the schedule attached to the letter and that in addition electronic copies of the additional information required, four paper copies of all information needs to be issued.

For clarification the following is provided to respond to each of the reasons for invalidating the application in turn, as detailed on the attached ‘Incomplete Reasons Schedule.

1. Revised Noise, Vibration and Ventilation Report
2. Revised Sunlight and Daylight report
3. (N/A)
4. Air quality assessment
5. Additional section plans and amended proposed floorplans showing sections locations, refs:
* [P]\_230/C- Ground Floor Plan [+0]
* [P]\_231/D- First Floor Plan [+1]
* [P]\_232/C- Second Floor Plan [+2]
* [P]\_233/C- Third Floor Plan [+3]
* [P]\_234/C- Fourth Floor Plan [+4]
* [P]\_235/C- Fifth Floor Plan [+5]
* [P]\_236/A- Sixth Floor Plan [+6]
* [P]\_246- Roof Plan as Proposed
* Ref: [P]\_239/B - GA Section 1-1
* Ref: [P]\_243 - GA Section 2-4
* Ref: [P]\_244 - GA Section 3-3
* Ref: [P]\_245 - GA Section 4-4
1. An updated Servicing Management Plan identifies that 121 rooms are proposed.
2. Section 22 of the planning and conservation area consent application forms has been amended to refer to the site area as 0.1ha, which corresponds with the figure identified in the Planning Statement
3. As detailed in the revised Design and Access Statement no excavation of a basement is proposed.
4. A demolition plan ref: [P]\_123/A - Site Plan As Existing Indicating Site Demolition.
5. Additional existing elevation drawings, showing the vent shaft and boundary walls, refs:
* [P]\_124/A - Existing Elevations [Sheet 1 of 2] Indicating Site Demolition
* [P]\_125/A - Existing Elevations [Sheet 2 of 2] Indicating Site Demolition
1. The additional existing elevations drawings (detailed at bullet point 10) show the Britannia Street/cutting/Wicklow Street and Derby Lodge elevations.
2. The additional existing elevations drawings (detailed at bullet point 10) show the ‘Circle line cutting elevation’. The proposed elevations as originally submitted have also been replaced, by the following drawings, refs:
* [P]\_240 - Elevations as Proposed (Sheet 1 of 3)
* [P]\_241/A - Elevations as Proposed (Sheet 2 of 3)
* [P]\_242 - Elevations as Proposed (Sheet 3 of 3)

Drawing refs: [P]\_240 and [P]\_242 show the proposed ‘Circle line cutting elevation’.

1. The first floor window to the open-market residential unit is detailed on the amended Britannia Street elevation on drawing ref: [P]\_240.
2. The inward facing elevation to the lightwell originally has now been added to elevation drawing 3859/P241A, attached.  However, please note this is facing north-west (not north-west as stated in the invalidation letter) and has been noted accordingly.
3. The revised proposed floorplans (detailed at bullet point 12) include drawings refs [P]\_231/D, [P]\_232/C, [P]\_233/C, [P]\_234/C, [P]\_235/C, which now show the Juliet balconies to the Wicklow Street elevation.
4. The lift lobby door is now detailed on the amended Wicklow Street elevation drawing ref: [P]\_241/A
5. The double door entrance to the proposed sixth floor plant room is now shown on drawing ref: [P]\_240
6. An additional proposed elevation showing the lightwell at first floor level adjacent to Derby Lodge is shown on drawing ref: [P]\_241/A
7. (See bullet point 18)
8. Security fencing is now shown on the following amended plans, refs: [P]\_230/C, [P]\_239/B, [P]\_242, [P]\_244, and [P]\_245.
9. The elevation plans now show the just the Britannia Street elevation (drawing ref: [P]\_240), the Wicklow street elevation (drawing ref: [P]\_241), and the cutting elevation (drawings ref: [P]\_240 and [P]\_242).
10. The intended Registered Provider is Origin Housing. A letter from Origin Housing dated 25 February 2013 is provided for information. The Affordable Housing Statement has been amended to refer to the discussions having been held with Origin Housing.
11. The request for further information in respect of financial viability information is being considered. This is not a requirement for validation.
12. The request for an assessment of the proposed residential mix against Policy DP5b is being considered. This is not a requirement for validation.
13. The applicant has identified estimated construction costs £9.3m
14. Proposed waste containers comprise 3x 1100l eurobins for the hotel and 3x private residential, 4 eurobins for the affordable housing as detailed on drawing ref: [P]\_230/A- Ground Floor Plan [+0]
15. A revised Code for Sustainable Homes Pre-assessment Report demonstrates how “Level 4” will be achieved.
16. A revised BREAAM Pre-assessment Report for the hotel accommodation demonstrates how “Excellent” will be achieved.
17. Details of the BREEAM Assessor, John Packer Associates are provided on the front cover to the revised pre-assessment report
18. A revised construction management plan includes additional detail outlining the process and arrangements associated with the construction of the part two, part three storey element of the proposals above and adjacent to the rail line.
19. Drawings refs: [P]237 and [P]232 have been revised, (as detailed at detailed at bullet point 5) with the discrepancies relating to the windows between the two drawings addressed in replacement drawings refs: [P]237/A and [P]232/A.
20. Indicative lines showing the proposed floor levels are now shown on the proposed elevations drawings (detailed at bullet point 12)
21. As detailed at bullet point 5, a new sixth floor plan (ref 236/A) and a new roof plan (ref: 246) to replace the previous drawing (ref:[P]236) which showed both levels.
22. Drawing ref: [P] 230 has been superseded and drawing ref: [P] 238 has been replaced. The revised drawing ref: [P] 230/C and the new proposed elevations drawing ref: [P] 241/A (as detailed at bullet points 5 and 12) resolve the previous inconsistency relating to the residential and cycle store entrances.
23. The revised Wicklow Street Elevation as shown on the new drawing ref: [P]241/A shows the single door at 6th floor level serving the plant room.
24. The air source heat pump condensers are now shown on the new proposed sections and elevations drawings (as detailed at bullet points 5 and 12) which show the height of the condensers in relation to the parapet.
25. The photovoltaic panels are now shown on the new proposed sections and elevations drawings (as detailed at bullet points 5 and 12).
26. The revised floorplans drawings (detailed at bullet point 5) clearly identify the tenure of proposed residential units

For clarification, a consolidated drawings schedule and a schedule detailing all new and replacement documentation submitted are attached to this letter.

We trust that you now have all the information you require and we look forward to the expedious validation and registration of the application. Should you have any queries please contact Peter Dines (of this office) in the first instance.

Yours faithfully

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Encs