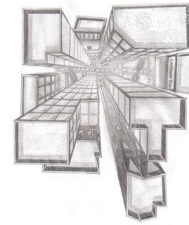


KR PLANNING

CHARTERED TOWN PLANNER

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REF: L/Esso/SS

30 May 2012

Neil McDonald
Planning Services
London Borough of Camden.
Argyll Street
LONDON
WC1H 8EQ

Dear Neil

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION FOR MIXED USE DEVELOPMENT OF 40 STUDENT UNITS (62 BED SPACES) AND A1/A3
RETAIL ANCILLARY WORKS AND LANDSCAPING
SITE AT ESSO GARAGE, CHALK FARM ROAD, CAMDEN**

Further to our continuing conversations on the above application, please find enclosed the following amended drawings

Drawing No	Title	Scale
110910 (GA)090 B	Proposed Lower Ground Floor Plan	1:100@A1
110910 (GA)100 D	Proposed Ground Floor Plan	1:100@A1
119910 (GA) 105 B	Proposed Mezzanine Floor Plan	1:100@A1
110910 (GA)110 D	Proposed First Floor Plan	1:100@A1
110910 (GA)120 D	Proposed Second Floor Plan	1:100@A1
110910 (GA)130 C	Proposed Third Floor Plan	1:100@A1
110910 (GA)140 C	Proposed Roof Plan	1:100@A1
110910 (SO)300 B	Proposed Section AA	1:100@A1
110910 (GA)301 B	Proposed Section BB'	1:100@A1
110910 (GA)302 B	Proposed Section CC'	1:100@A1
110910 (GA)303 B	Proposed Section DD'	1:100@A1
110910 (GA)400 C	Proposed Chalk Farm Rd Elevation	1:100@A1
110910 (GA)401 D	Proposed Hartland Rd Elevation	1:100@A1

In conjunction with the above drawings, the application has already been supplemented by the following additional material

- A BRE Daylight/Sunlight Assessment, pertaining to the rear gardens and No's 5 & 7 Hartland Road
- A BRE Assessment pertaining to the second floor terrace on the adjacent property
- A Transport Note, prepared by URS, and relating to expected pedestrian footfall
- An Air Quality Assessment, prepared by URS

It is understood that this material, in conjunction with amendments already received, have overcome any outstanding concerns relating to highways, accessibility and air quality.

A further letter is enclosed, dealing specifically with further concerns raised regarding the impacts on No 1 Hartland Road.

The Amendments

As you are aware, my Client has sought to respond constructively to comments and criticisms arising from Officer and Third Party comment. To that end, and where comments have arisen, refinements and revisions have been made to the scheme.

As this process has occurred more than once, I thought it helpful to outline the changes made to each set of drawings prior to those which will form the basis of the determination.

First Revision Submission (10/05/12)

- The ground floor commercial proportion was raised according to comments from the officer in line with Lock Tavern ground floor height.
- Corner feature metal mesh was removed.
- New windows added to corner feature.
- Corner façade feature cladding to match rest of the building.
- Main street elevation facades set back by 100mm.
- Introducing 300mm projecting steel plate above shop front and below top to enhance the fenestration and greater shadow lines.
- Stairs and ramps revised to accommodate changes in building levels.

Second Revision Submission (14/05/12)

- Corner feature central windows removed.

Third Revision Submission:

- Levels annotation added to proposed and Harmood Street student floor plans.
- New (Disabled Units Detail) drawing no: 110910-A(GA)600 submitted.

- Corridor ramp extended to comply with Part-M and Disabled platform lift added between 2nd and 3rd floor.

Fourth Revision Submission:

- Additional Glass enclosure to Fire Exit route added to close recessed bay on Hartland Road adjacent to no. 1 Hartland Road.

Via email on 16 May 2012, you raised queries with the daylight to be received to the bedroom window of 1 Hartland and also its second floor terrace. We've subsequently discussed that this terrace is not shown on the approved drawings for the dwelling, and may not be lawful.

In any instance, we have sought the advice of our retained BRE consultant to respond to each of these issues. In relation to the bedroom window, the further modelling demonstrates compliance with the VSC test, and indeed, that it is their own bathroom extension that causes the greater harm.

In relation to the terrace, the assessment demonstrated that the building did not meet the required standard, and as a result our retained consultant has reverse engineered a scheme that would comply with the relevant BRE standard.

To achieve compliance, the following changes have been made

- Rear room layout and configurations revised by opening the building mass against the adjoining no.1 Hartland Road property in accordance to new advice from Rights of Light consultant to comply with BRE Guidance. These changes result in the loss of one room from the top floor.
- Internal student room layouts to front of the proposed building revised to enhance corner feature and window positions street elevations changed accordingly.
- Stair configuration revised in accordance to internal room layouts.
- Extract duct position changed in accordance to internal room layouts.

S106

We note that work on draft was progressing, but would note that quantified evidence of the additional demands on facilities or infrastructure, which are likely to arise from the proposed development, has yet to be provided.

Conclusion

We trust that upon due consideration of these further changes that the matter will reported to the next available committee with a favourable recommendation, 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 Sincerely



Kieran Rafferty

BA(URP) CUKPL MPA MRTPI

Encl:

CC: Client