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Our ref 12712/NT/BK/DB/2404880v1
Your ref PP-01944631

Dear John

London Borough of Camden: Nos. 33-35 Grafton Way, London, W1T 5DA

On behalf of our client Mr P Loucaides please find enclosed a fresh application for full planning permission for the proposed restoration, enhancement and extension of No. 33 Grafton Way and the change of use of the upper floor of No. 35 Grafton Way. The application is an amended form of the recently approved development at the site (LB Camden Ref No. 2011/6103/P),

The following provides a description of the proposed development and lists the enclosed planning application documents.

Background

An original application was submitted for development at the site on 5 December 2011. Permission was granted on 11 April 2012 for an amended version of the scheme: the rear and roof extensions were altered through three sets of revisions. Permission was granted for:

Erection of a roof extension and a part solid, part open-work rear extension at first floor level in connection with reconfiguration of self-contained and shared facility accommodation on the upper floors to form a two-bed maisonette at No. 33; and change of use from self-contained flat at third floor of No. 35 to two two-bedroom bedsits.'

The Proposed Development

The proposed development comprises the following:

'Restoration and enhancement of No. 33 Grafton Way to provide an improved retail unit at basement and ground floor levels, enhanced bedsit accommodation at first floor level and a residential unit within the building's upper floors, introduction of roof level extension and rear addition; and, associated change of use of the third floor of No. 35 Grafton Way to reprovide two bedsit units.'

The scheme encompasses the conversion, restoration and extension of No. 33 Grafton Way to provide a single three-bedroom residential unit with dedicated amenity space on the property's



second and third floors; the introduction of a roof-level addition; the creation of a rear extension; and enhancement of the building's front and rear elevations. The existing retail accommodation at ground floor level and its ancillary basement level storage space will be retained and enhanced as part of the development. Similarly, the bedsit accommodation on the building's first floor level will also be retained and improved. The two existing bedsit units on the second floor of No. 33 Grafton Way will be reprovided on the third floor of No. 35 Grafton Way, necessitating the change of use and internal reconfiguration of the neighbouring building's upper floor.

The proposed development represents the culmination of a rigorous design development process, undertaken in respect of the original planning application for similar works. The principles of the development were discussed at length with Planning and Conservation Officers from the London Borough of Camden. During these discussions, Officers indicated they were supportive of the proposed development in principle. They also confirmed that the scale of demolition works proposed as part of the scheme did not require Conservation Area Consent.

Prior to submission of the original application, three local neighbourhood associations were made aware of the proposals, though they did not feel it necessary to comment on the scheme. The current development represents an amended form of the previously approved development and is underpinned by the extensive, inclusive and responsive design development process which informed that scheme.

The proposed development will deliver a wide range of substantive planning, heritage and community benefits. The existing consent sets a benchmark for this scheme, indicating the acceptability of the development. Benefits are as follows:

- 1 The development will create high quality residential and bedsit accommodation in place of the outdated and substandard units which currently exist at the site.
- 2 It will deliver improvements in the standard of retail accommodation within No. 33 Grafton Way.
- 3 The scheme will contribute to local housing objectives, including through provision of high quality bedsit accommodation.
- 4 It will deliver a larger family dwelling with dedicated amenity space.
- 5 The development will improve the visual amenity of Grafton Way through restoring and enhancing the façade, shopfront and roofscape of No. 33 Grafton Way.
- 6 The scheme will enhance the outlook from the rear of neighbouring buildings through enhancement of the rear elevation of No. 33 Grafton Way.
- 7 It will include high quality and suitably respectful roof level and rear additions.
- 8 It will enhance the character and appearance of the Fitzroy Square Conservation Area and the settings of the area's listed buildings.
- 9 The scheme will provide a high quality residential environment.
- 10 It will deliver dedicated private amenity space.
- 11 It will respect the amenity of neighbouring properties.



- 12 It will contribute to local and strategic sustainability objectives and will encourage sustainable travel behaviour.

The development will, therefore, deliver a range of significant benefits, in terms of land-use objectives, the residential environment provided and its design quality. We are firmly of the view that these wide ranging benefits militate strongly in support of the grant of planning permission for the proposed development. It is, therefore, concluded that the proposed development complies with the objectives and requirements of national, strategic and local planning policy and we respectfully submit that planning permission should be granted.

Planning Application Documents

Accompanying the submission are the following application drawings and supporting documents:

- 1 Planning application form and certificates (Certificate B has been completed);
- 2 Planning application drawings prepared by Urban Projects Bureau (a drawing list is attached at Appendix 1);
- 3 Planning Statement (Nathaniel Lichfield & Partners; May 2012);
- 4 Design and Access Statement (Urban Projects Bureau; May 2012);
- 5 Daylight and Sunlight Assessment (Nathaniel Lichfield & Partners; May 2012);
- 6 Heritage Assessment (Nathaniel Lichfield & Partners; May 2012);

No fee is required for this application as it is a first revision of an application for development of the same character and description, and on the same site, by the same applicant, within 12 months of making an earlier application.

We trust that the above drawings and supporting documents are sufficient for the application to be registered and determined. We will contact you shortly to discuss the proposed development in greater detail. In the meantime, please do not hesitate to contact me or my colleague Deborah Baker if you have any queries regarding the application. We would be grateful for confirmation of registration of the application at your earliest convenience.

Yours sincerely



Ben Kelway
Associate Director



Appendix 1

List of Drawings

- 12712/01 Site Location Plan
- 1.00 Existing Basement Plan
- 1.01 Existing Ground Floor Plan
- 1.02 Existing First Floor Plan
- 1.03 Existing Second Floor Plan
- 1.04 Existing Third Floor Plan
- 1.05 Existing Roof Plan
- 1.10 Existing Front Elevation
- 1.11 Existing Rear Elevation
- 1.21 Existing Section BB
- 1.22 Existing Third Floor Plan, 35 Grafton Way
- 1.30 Demolitions Basement Plan
- 1.31 Demolitions Ground Floor Plan
- 1.32 Demolitions First Floor Plan
- 1.33 Demolitions Second Floor Plan
- 1.34 Demolitions Third Floor Plan
- 1.35 Demolitions Roof Plan
- 1.36 Demolitions Front Elevation
- 1.37 Demolitions Rear Elevation
- 1.38 Demolitions Section BB
- 2.00 Proposed Basement Plan
- 2.01 Proposed Ground Floor Plan
- 2.02 Proposed First Floor Plan
- 2.03 Proposed Second Floor Plan
- 2.04 Proposed Third Floor Plan
- 2.05 Proposed Roof Terrace Level Plan
- 2.06 Proposed Roof Plan
- 2.10 Proposed Front Elevation



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- 2.11 Proposed Rear Elevation
- 2.21 Proposed Section BB
- 2.23 Proposed Third Floor Plan, 35 Grafton Way