

**Answers to questions raised by email 27 May 2011 to previous application ref: 2011/0779/P and 2011/0781/L. (See attached).**

**Design:**

*The existing mews building which would be demolished is attached to a Grade II listed Georgian terrace property and is within the curtilage of this listed building. Therefore, a PPS5 statement should be submitted to justify the demolition of the mews building.*

Since conservation consent is already granted, we are not required to justify the demolition. No statement is therefore enclosed.

*Original chimney stack, located from the main house to the mews house in the rear courtyard would be lost as part of the works. The retention of the chimney stack would serve to preserve an historic feature which demonstrates the previous function and use of the site as a whole. In this regard you are advised to amend the plans accordingly.*

We are not proposing to demolish any part of the Listed building, so we believe you may be misreading the drawing.

*The proposed rear lift shaft is acceptable in principle. However the new lift shaft rises above parapet level. In this regard you are advised to reduce the overall height of the shaft.*

This is not possible as this is the shortest possible over-run height. This matter has been exhaustively discussed (and agreed) with the Council Conservation officer, Charlie Rose.

**Amenity:**

*No information regarding noise climate in the proposed residential units was submitted. PPG24 (Planning and Noise) identifies residential developments as sensitive to noise/vibration levels. Policy DP28 of LDF Camden Development Policies also states that the Council will not grant planning permission for development sensitive to noise/vibration pollution unless appropriate attenuation measures are provided. Please provide the additional information needed to assess whether noise levels are appropriate.*

A new external noise assessment has been commissioned and is attached

*The submitted 'Daylight Report' does not include existing and proposed VSC values to the nearby habitable windows of the adjoining residential properties (8 Fitzroy Square and 13 Grafton Mews), houses on the opposite side of Grafton Mews (nos. 8-12) and offices (6 Fitzroy Road and 9 Grafton Mews). Please provide a more detailed daylight report to address impact on the daylight amenities of the neighboring properties including both VSC and ADF values in accordance with the BRE standards. Given the relationship between the proposed mews building and the main house you should provide a separate report for the daylight levels to the proposed flats at the rear and rear windows of main house in accordance with the BRE standards (similar to the daylight report submitted with the previous application). Please see the response from the specialist Mike Sindic added as an Appendix to the Sunlight/Daylight Report.*

We are informed by the specialist that the submitted report is in fact comprehensive, and perhaps not properly understood by the officer. The Appendix explains this.

**Justification for loss of employment use:**

*No supporting information for the loss of employment use was submitted with this application. I suggest you revise and resubmit the marketing information which you provided with the previous applications. It would also be useful if you could address site constraints to demonstrate why the application site is not suitable for flexible employment use.*

Additional marketing material is attached. Please note that the building has stood empty the whole time that we have been attempting to get planning permission since 2008.

**Justification for lack of affordable housing:**

*Given the proposed residential floor space would be above 1000sqm you are expected to provide affordable housing (12% of the proposed residential floor space). We would normally expect on-site provision, in exceptional circumstances where it can be justified that it would not be possible to make an on-site affordable housing contribution the Council may accept off-site affordable housing, or exceptionally a payment-in-lieu (see policy DP3 (Contributions to the supply of affordable housing) of the LDF Camden Development Policies and Camden Planning Guidance –Housing (CPG2)). If you cannot provide on-site affordable housing you are required to make a satisfactory justification to comply with policy DP3.*

A 3 Dragons Toolkit report is attached. Our client will be happy for this to be independently assessed at their expense.

**Mixes and sizes:**

*Policy DP5 (Homes of different sizes) of LDF Camden Development Policies expects a mix of large and small homes and 40% of 2-bed units for private marketing in residential developments (see Dwelling Size Priorities Table in page 38). The proposed mix does not accord with this policy as only 25% of the units are 2-bed. You are advised to reconsider the mix and sizes of the proposed units.*

The mix of units on the overall development is as follows :-

1 x 5 Bed family house.	= 12.5%
1 x Studio unit	= 12.5%
4 x 1 bed units	= 50%
1 x 2 Bed Units	= 12.5%
1 x 3 bed unit	= 12.5%

**Basement Excavation:**

*There would be excavation works during the construction of the new mews building therefore the requirements of policy DP27 (Basement and lightwells) of LDF Camden Development Policies should be addressed. Given the nature of the site and the surrounding listed building further information concerning the structural stability of the adjoining mews buildings and listed buildings and ground water conditions are required in this case.*

A Basement structural and hydrology report is attached.