

Raymond Stemp Associates

Planning and Development Consultants

Planning Applications • Planning Appeals • Architectural Design

Mr J Markwell
Camden Council
Planning Services
Camden Town Hall
Argyle Street
London
WC1H 8EQ

02 August 2011

Dear Mr Markwell,

Re: Application 2011/2442/P at Omega House, Saffron Hill for the Retention of the Undercroft as Office Space with the White Roller Shutter Removed and Replaced with a Bifold Door.

Please find below a summary of the suggested points that may form part of the legal agreement. These are more thoroughly examined and justified within the full design and access statement submitted with the application.

- The front roller shutter pedestrian door to have an exit only lock fitted
- No deliveries to take place outside of the hours of 8am-7pm Monday to Friday and 10am-3pm Saturday. No deliveries whatsoever on Sundays or public holidays.
- The bi-fold doors will be replaced as shown on the drawing the subject of the planning application.
- The bi-fold doors will be secured with rubber gaskets and utilise low E-double glazing.
- Cleaners or any other persons disposing of waste, will not use the bi-fold door to dispose of it but will remove waste via the front entrance and reach the bins in the service yard through the front roller shutter. This will be ensured as enforceable by locking the bifold door between the hours where deliveries are not permitted (before 8am and after 7pm Monday to Friday, before 10am and after 3pm Saturday and at any time on Sundays or public holidays).
- Cleaners, or any other persons disposing of waste, shall not enter the service yard to do so, outside of the hours of 8am-10pm Monday to Friday, 10am-3pm on Saturdays and at any time on

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Sundays or public holidays.

- A representative point of contact will be put in place should the residents have any complaints. Their contact details will be made readily available to neighbouring residents.
- A code of conduct will be put in place discouraging excessive noise, talking and promoting general courtesy and awareness of neighbours. This can be displayed in certain positions at the discretion of the Council.

The Code of Conduct will include:

- no radio's / audible equipment such as walkie talkies within the yard so as to be audible within neighbouring buildings
- no loitering/congregation of any persons
- no smoking
- no talking or raising of voices
- waste deposited into bins in a manner to minimise noise, by way of placing rather than throwing waste into the bins
- The above mentioned Code of Conduct will be enforceable outside of the delivery hours already specified.
- A more generic code of conduct applicable at all times of day will also exist. This will require 'all users of the service yard to act with general courtesy and with an awareness of neighbours at all times'.
- No parking of vehicles is permitted within the service yard. The only vehicles to enter the service yard are those making deliveries during the allocated hours.
- Rubber strips will be installed on the movable staircase.
- Rubber or foam strips to be installed on the bins, cycle racks and all metal bars within the service yard which are utilised for cycle storage.
- Ensure that the roller shutter, bi-fold door and cycle stands are maintained in a good order (in order to avoid noise disturbance in the future owing to lack of maintenance).

A survey of cleaners has been carried out as requested. We include a table showing this information. However, the material point is that cleaners are used by all the occupants of the building. There is no planning condition on the use of the building relating to hours of operation. It is important to bear in mind that if the applicant conforms to the requirements of the notice the cleaners will still be using the yard, and indeed the very generous offers made by the applicant in relation to hours of operation and usage would not be in place. The conclusion is drawn



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that a complete restriction on the use of the yard is unreasonable and totally impracticable.

Should it be considered that any additional points are contained within the design and access statement that are not listed above, please contact our Colchester office for confirmation.

We look forward to hearing from you in relation to the application and welcome any additional discussions with the Council on the matter.

Yours sincerely,



Raymond Stemp FRICS FRTPI

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