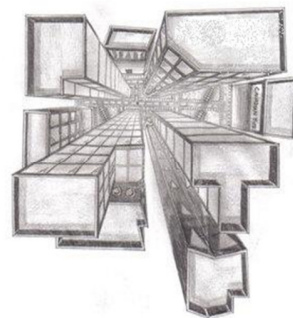


KR PLANNING

CHARTERED TOWN PLANNER

27 YORK PLACE, BOURNEMOUTH, DORSET, BH7 6JN
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07545264252



REF: L/55HR/KR

14 January 2011

Amanda Peck
Planning Services
London Borough of Camden.
Camden Town Hall
Argyll Street
LONDON
WC1H 8EQ

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
CONSOLIDATION OF APPROVED THREE DWELLING SCHEME TO A SINGLE DWELLING ON UPPER LEVELS
SITE AT 55 HOLMES ROAD, LONDON, NW5 3AN

I write further to your email of 6 January 2011, and your subsequent conversation with Dyar Lally, and respond as follows:

My Client has considered the points raised in your correspondence, and as result, has instructed the preparation of amended plans, which are enclosed with this letter.

Drawing	Drawing Number	Scale
A(GA)P090B	Proposed Basement Level 1	1:100@A3
A(GA)P300A	Proposed Section AA	1:100@A3
A(GA)P400A	Proposed Holmes Road Elevation	1:100@A3
A(GA)P700	Proposed Section through New Stair	1:100@A3

To support the amended floor plates, the BRE Sunlight/Daylight Assessment has been revised, and the revised calculations are also enclosed. The report concludes that:

Right of Light Consulting confirms that the proposed design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

Amendments

The following changes have been made to the submitted application

- Each of the two bedroom units has been re-arranged to be one bedroom units.
- The Elevation and Section drawings have been amended to show the change from glass balustrades to the metal mesh balustrades found on the upper levels of the building.
- A new section has been prepared showing the relationship between the proposed stairs and the existing refuse room.

Remaining Floor Space

I can advise that it is my Client's intention to retain the remaining basement floor space areas in their existing use, and I can confirm that the lower level of the basement is already let to other employment uses.

As to the remaining floorspace on the upper basement level, it continues to be marketed by 3 agents (Bruce, Monmouth Dean and Salter Rex) for the past 6 years, and will continue to be until the remainder space has been let.

The space is also marketed on the Internet through the link below:

<http://www.55holmesroad.co.uk/v2/com-set.htm>

S106

For the sake of completeness, I confirm my Client's willingness to enter into a S106 Agreement to restrict the rights of future owners and occupiers to obtain resident parking permits. My Client and its advisors await the draft document from your legal team.

Conclusion

The scheme would provide for permanent housing in otherwise under utilised floor space. As such, the change to the approved scheme would not harm any interest of acknowledged importance, and should be granted permission.

Should you have any queries regarding the application, please do not hesitate to contact me on 07545264252 or Kieran@krplanning.com

Yours Faithfully

Kieran Rafferty
BA(URP) MPIA MRTPI

ENCL: