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21<sup>st</sup> September 2010

Our Ref: 10006

For the attention of Tony Young

BY EMAIL ONLY

Dear Sirs

Town and Country Planning Act

Palmers Lodge London NW3 5LB  
Invalid Planning Application Ref 2010/2884/INVALID  
Associated Ref 2010/2927/INVALID

Further to the recent withdrawal of the above planning and listed building consent applications, we write to submit the new applications, which are substantially identical in every respect to the withdrawn applications with the exception of the revised conservatory.

The following comments made in respect of the withdrawn application still apply:

#### 1. Entrance

We confirm that the south east entrance and access to the site is actually into College Crescent, not Fitzjohn's Avenue.

#### 2. Trees

We enclose a copy of a tree survey, along with a plan showing the location of trees on the site, and proposed protection to the trees during the works on site. We also enclose an Arboreal Implications Assessment.

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### 3. Sustainability

Sustainable development principles are generally covered in the Design and Access Statement by Pearson Associates. However, in regard to further issues covered by Policy SD9 and the London Plan, the following points are relevant:

To reduce energy consumption in the building, the following measures have been taken.

- i. The space heating and hot water systems have been replaced with five new gas fired condensing boilers that operate in series, only firing as and when an additional section is required. In addition all pipework is insulated, and the insulation to the roof has been upgraded. The heating controls have been replaced with new electronic controls. The building has therefore complied with Building Regulations Part L by providing consequential improvements to the buildings heating and hot water systems.
- ii. Over 50% of the lights in the building have been replaced with low energy fittings with compact fluorescent lamps.
- iii. Water consumption has been reduced by fitting new showers and wcs with water saving cisterns.
- iv. The building is Grade II Listed and all existing roofs, gutters and down pipes are retained. Therefore the building has the same areas of roof as before.
- v. By retaining the existing building, including existing roof slates and internal finishes, the development has minimized the use of materials and resources in construction.
- vi. The contractor operated a strict recycling and separation of waste policy on site, and many materials were re used. The existing cast iron radiators were refurbished and reused. All original sw windows were retained.
- vii. The economically viable methods of generating renewable energy on site, solar thermal and ground source heat pump, are not viable on this site due to the Listed Building status and the retention of the building. Mounting solar panels on the roof would have a detrimental effect on the appearance of the building, and it is not possible to introduce a drilling rig into the building for bore holes required for a geothermal heat source.

#### 4. Crime and Anti Social Behaviour

The hostel has been operating for 3 years already, and the increased activity in the areas has not caused any increase in crime or anti social behaviour. There have been no reported incidents in connection with the current use in this time. This is evidence that the measures being taken by the management are working.

The hostel has a reception desk manned for 24 hours a day 7 days a week. The building is monitored internally and externally by CCTV cameras relayed to the 24 hour reception area.

The clientele are mostly school children (6<sup>th</sup> form) and student groups. All these groups are supervised, and therefore additional security and supervision is provided within the groups.

#### 5. Transport and Cycle Parking

The Transport Statement already submitted confirms the fact that 97.7% of the guests arrive by public transport. These guests are mainly students arriving by coach from overseas. The guests therefore do not have cycles with them and do not require cycle parking. When travelling in London, the guests choose Palmers Lodge because of the accessibility to Central London and the excellent local Public Transport facilities. Although cycles could be provided on site for use by guests, it has to be borne in mind that the guests are from schools, mainly in Europe, and the management can not get involved in the health and safety issues of providing cycles to students for use on London's busy streets. Public transport is far safer and more effective in the circumstances, and therefore increased cycle parking is not an issue.

#### 6. Access

The building is provided with a disabled wheelchair accessible entrance and a wheelchair accessible lift from the basement to the second floor.

#### 7. Rooflights

The rooflights are shown on the drawings that we previously approved. The rooflights have not been built, so they are not shown on the drawings as now existing. However the applicant would like to retain the approval for these rooflights so they may be implemented in future.

#### 8. Design Approach

The approach to the design of this building has been informed by the proposed use of the building. The change of use from sui generis nurses' hostel to sui generis public access hostel (student groups and backpackers) involves very little alteration to the building's historic fabric. The conservation of all the main rooms and features, plus the opportunity for public access to experience and use these facilities is surely the best possible approach to



such a building. The main works have been carried out to the showers/ wc blocks, which were already existing and have been modernized.

In many instances, for example the ground floor, the existing partitions that had previously divided up the principal rooms have been removed and the proportions of the rooms restored.

The building fabric and decorations have been carefully overhauled and the building is now in good condition whereas previously it had been identified by the borough as being at risk.

We have been informed that due to the withdrawal of the previous application due to lack of time to process the applications by the LPA, there will be no fee payable for these applications.

In support of these applications, submitted on line as agreed with the case officer, we enclose the following:

Drawings as original (ie the building as it was when it was a Nurses Hostel).

CC B 001 REVA; CC G 001 REV A; CC F 001 REV A; CC S 001 REV A; CC R 001; CC SE 001.

Drawings as previously approved (ie the drawings that have previously received approval).

CC B 002 REV C; CC G 002 REV E; CC F 002 REV C; CC S 002 REV B; CC R 002 REV A; CC SE 002 REV A.

Drawings as proposed (ie, as the building has been built, with variations from the approved drawings, but also including new proposals for the conservatory. The existing conservatory now to be removed, is not shown).

PA 001 REV P1; PA 002 REV P2; PA 003 REV P2; PA 004 REV P2; PA 005 REV P2; PA 006 REV P1; PA 007 REV P1; PA 008 REV P1; PA 009 REV P1; PA 010; PA 011 REV P1; A[20] 02; A[20] 04.

Planning application form.

Listed building consent form

Location plan at 1:1250 with the site marked in RED

Design and access statement

Addendum to the design and access statement

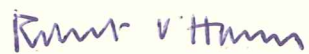
Tree survey and report

Transport report

Photographs of the existing conservatory (to be replaced)

We trust that the above is sufficient for you to validate the application and look forward to hearing from you in due course.

Yours sincerely,



Robert O'Hara  
For ROH Architects