

049604.la\_25 conditions &amp; amendment re-submission.dre.12.03.2010

Sharon O Connell Esq  
Planning Department  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8EQ

Neale & Norden Ltd  
A r c h i t e c t s  
19 - 23 White Lion St  
L o n d o n  
N 1 9 P D

12<sup>th</sup> March 2010

Dear Ms Connell,

**159,161,163 & 165 CAMDEN HIGH STREET, Ref. 2006/0776/P, and application 2009/3719 of existing application Ref. 2006/0776/P, and application 2009/2547 of existing application Ref. 2006/0776/P**

Further to your email, dated 12th February 2010, we hereby attach all information to issue an application for amendments and conditions. We hereby we withdraw application Ref. 2009/2547 and re-issue the material to include in the Amendment of Details application attached.

The information regarding the amendments has been issued to you before attached to a letter & email, dated 3<sup>rd</sup> & 24<sup>th</sup> August 2009.

**A. Omitting the basement**

Permission of a minor amendment during construction on the Lower Ground Floor

1. During the value engineer process it became very clear that the basement is not viable. Because of restriction of access (see Construction Management Plan) any excavation is extreme cost intensive. The client has asked us to review the basement and amend the design.
2. The attached original approved planning drawing P09A and P29A (we have highlighted in red the affected area) showing a small basement towards the rear of the site. The extend of the basement was 191m<sup>2</sup>.
3. We are asking to approve proposed drawing L10F /basement (floor plan) and L30G/basement (Section) (we have highlighted in red the affected area).  
The front of our building towards Camden High Street has a shallow basement (see Section drawing L30F). For the negotiations with London Underground we have to demonstrate that the load of the proposed building affecting the tube tunnel (Northern Line tunnel is below the front of the building) is equivalent to the weight of the existing building. The existing building is 3-4 storeys; the scheme of the planning application has 5 storeys, to balance the difference we need to excavate some earth underneath the building, see email, dated 4<sup>th</sup> August 2009 from structural engineer attached. Drawing L10F shows some ground excavated at the front of the building, to balance that weight. Section drawing L30F shows the extend of the shallow

basement. We therefore would like to ask you whether to permit the new design.

4. The loss of the basement will be reflected in the ground floor lay-out. The staircases from the basement have been omitted, please find proposed drawing L11F attached. No external appearance are affected by the minor amendment, the entire change is only internally. For your information we have attached the approved Ground Floor P10A.

**B. Revised planning drawing for side and rear elevation**

Further to our letter, dated 3<sup>rd</sup> December 2008, ref. 049604.la\_15 conditions. dre.03.12.08, we have asked to review the planning permission set:

1. Reviewing the planning drawings the side and rear elevation drawing is not reflecting the third floor plan. Please find the approved drawing P28A & P27A (elevation) and the approved drawing P23A (Third Floor plan) attached (we have highlighted in red the affected area); The Third Floor plan reflects the approved mix of flats (2no. 1bed, 11no. 2bed and 1no. 3 bed)
2. Please find the proposed elevation drawing L22D and L21C, co-ordinated with the floor plan, attached (we have highlighted in red the affected area). We apologise for the inconsistency which only came to light during the process of working drawings. We would appreciate your acknowledge of the revised elevation.

**C. Revised elevation with lift shaft, VRV units incl. acoustic screen and solar panels show on roof level and raising each residential storey by 50mm**

1. **Front elevation:** Please find approved front elevation P26A attached. The proposed front elevation P26B is showing the design changes requested by the planning committee, sent to the Council with the letter, dated 27th June 2006, ref. 049604.ss.lbc.14. This is currently reviewed by you, we have discussed this with you several times on the phone and expect her comment in due course. We have developed this elevation for the construction drawings.
2. **Plant & shaft:** We further show on elevation L20D and section L30F the plant configuration including the lift shaft. To satisfy the requirements for Condition 5 the roof level shows the solar panels and VRV units including acoustic screen asked by the Plant Noise assessment by Cole Jarman, dated 23/07/09. The VRV units are forming part of our sustainability strategy to comply with the planning requirements outlined in Condition 5. As discussed with you and per the email from Tania Skelli - Yaoz, dated 02/07/2009, approval of the plants and condition 5 will be discharged at the same time.
3. **Height of Building:** As discussed with Sharon O'Connell on the phone, due to the distribution pipes of the VRV units the communal corridors turned out to be below 2300mm floor to ceiling height. Our client has asked us to contact

you whether you would consider to raise each residential by 50mm, which would result the overall height to raise by 200mm. Please find elevation L20D and section L30F showing the raised building. We would like to ask you whether to consider the new height to be acceptable in proportion to the surrounding buildings.

We would like to discharge conditions in connections with planning permission Ref. 2006/0776/P. The former submission for approval has been withdrawn on 27<sup>th</sup> March 2009. The former submission we have withdrawn, see begin of letter. We have three sets of information/drawings attached for each condition. The samples have still remained in your office.

**Condition 2 – ELEVATIONAL DETAIL DRAWINGS:**

Detailed drawing no. PC02A, PC03B, PC04A showing elevation/sections scale 1:10:

- a. Windows
- b. Residential entrance
- c. Refuse storage and Cycle store entrance

The shop front will be not forming part of the contract and is the responsibility of future occupants to obtain approval. A permanent timber hoarding will be installed until the future occupant's and detail is to be approved by the council.

**Condition 3 - SAMPLES:**

The following samples have been attached with the previous application:

- a. External cladding system TECU brass sample by KME, sample shows material after patination and product information
- b. External render system sample
- c. Balustrade handrail material sample and brochure from D-Line
- d. Timber sample and brochure extract for screens
- e. Roof finishing sample from Sarnafil
- f. Brick sample, Ipstock London Yellow Multi Stock, as per our discussion, the type of brick is common in the area.

**Condition 4 – REFUSE & RECYCLING:**

Refuse storage and waste removal including recycling, the drawing has been amended to your colleagues comments:

- a. Statement: Refuse storage door is 9.9m located from the edge of the kerb on Underhill Street
- b. In accordance with your guidelines for 'Waste storage requirements for developers of commercial and residential properties' we have to provide for 14 residential units (2no. 1 bed, 10no. 2bed and 2 no. 3bed) min. 3.5m<sup>3</sup> storage facilities, we have proposed to use 3 no. 1100litre eurobin and 1 no. 360litre wheelie bins total 3660litre bin storage capacity, further we have

- allowed for 5no. 360litre wheelie bins for recycling paper, glass and mixed cans. Our previous design shown only 3 no. of recycling bins.
- c. Please find drawing PC05 rev. B attached showing the bin lay-out

**Condition 5 - RENEWABLE ENERGY PROVISION REPORT:**

This has been sent on a separate submission on 20<sup>th</sup> April 2009 to you by post and email.

**Condition 8 – SAFETY MEASUREMENTS TO IMPROVE SECURITY:**

Our Mechanical & Electrical engineer, Trevor Pringle of AJD, has spoken with Max Smith of Camden Planning about Underhill Passage and he is of the opinion that our existing arrangements are adequate.

He has advised replying to the query as follows (find email attached):-

The existing lighting in Underhill Passage consists of a street column and a wall mounted bracket fitting under Street lighting control.

Arrangements have been made with Camden Highways to have the wall fitting moved to the opposite building (Pret A Manger) to allow the existing building to be demolished.

Two additional wall lights will be added adjacent to the entrances. These will be photo-cell controlled from the Landlord's electricity supply and have emergency 3 hour back up.

The access to the building will be via a video entry system with proximity access control.

The building does not have a concierge, but a secluded corridor with a locked door, which only can be opened by key or from inside. The door will need to be opened for Visitors by residents. See drawing no L22D.

Mr Pringle has spoken to Highways about moving the existing light and has been informed that an order has now been raised to do this.

**Condition 9 - BIODIVERSITY:**

Please find the letter from Greenroof attached including a list of Sedum species suitable for the green roof construction we are introducing on First Floor, further we have attached drawing L21D and detail showing the Sarnafil standard detail for green roofs attached to demonstrate the location. Further to you colleagues comments, we have sent you an email, dated 29<sup>th</sup> January 2010 :

1. We could as suggested increasing the substrate depth locally. The overall substrate depth cannot be increased uniformly due to structural limitations, but it can be considered increasing the depth locally by mounding in areas

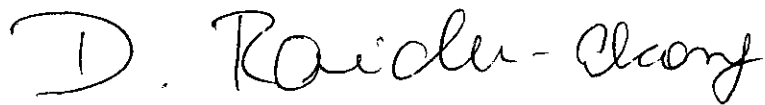
where the underlying structure is stronger and can support the additional weight.

2. Unfortunately we cannot increase the green roof area.
3. We have carefully located the bird boxes where we considered that the birds will be least distracted by the residents, but at the same time the boxes can be maintained. Up to 9 boxes (3x triple boxes) could be fixed to this area. Information about the boxes were issued to Council.

We hope the material is sufficient to approve the information attached.

If you have any questions, please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in black ink, reading "D. Raichle-Ekong". The signature is written in a cursive, flowing style.

**Dorothee Raichle-Ekong**, Dipl. Ing. RIBA  
For and on behalf of Neale and Norden Ltd

cc. Derek Adams

BHA