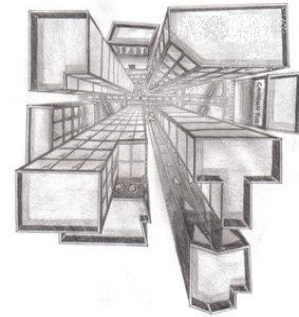


# KR PLANNING

## CHARTERED TOWN PLANNER

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REF: L/55HR/KR

15 December 2009

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

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**  
**AMENDMENT TO PLANS FOR CONSTRUCTION OF ONE 3-BED AND TWO 2-BED APARTMENTS**  
**BUILT ON THE ROOF OF THE EXISTING MIXED USE DEVELOPMENT**  
**SITE AT 55 HOLMES ROAD, LONDON, NW5 3AN**

Please find enclosed a duly completed planning application for the above-mentioned proposed development, submitted on behalf of my Client, Hallmark Property Group, together with a fee cheque to the value of £1005.

The application comprises the necessary forms and certificates and the following drawings:-

Drawing	Drawing Number	Scale
9930-A(GA)P001	Site & Location Plan	1:1250@A3
9930-A(GA)P100	Fourth Floor Plan	1:100@A3
9930-A(GA)P101	Fifth Floor Plan	1:100@A3
9930-A(GA)P102	Roof Plan	1:100@A3
9930-A(GA)P300	Proposed Section AA	1:100@A3
9930-A(GA)P310	Private Stair Section	1:100@A3
9930-A(GA)P400	Approved North Elevation	1:100@A3
9930-A(GA)P401	Approved East Elevation	1:100@A3
9930-A(GA)P402	Approved South Elevation	1:100@A3
9930-A(GA)P403	Approved West Elevation	1:100@A3
9930-A(GA)P410	Proposed North Elevation	1:100@A3
9930-A(GA)P411	Proposed East Elevation	1:100@A3
9930-A(GA)P412	Proposed South Elevation	1:100@A3

9930-A(GA)P413  
9930-A(GA) P415

Proposed West Elevation  
Stairs Elevation

1:100@A3  
1:100@A3

In support of the Planning Application, I enclose the following reports:

- A Design and Access Statement, which explains the design ethos behind the scheme. The statement is in two parts, the first is a re-submission of the appeal scheme document. The second is an addendum to the statement relating to the additional built form proposed.
- Commentary on the merits of the application, by way of this covering letter
- A validation statement, which considers the application against the requirements of the Camden Local List.
- Additional owner details for the purpose of Certificate B.

### Planning History

The site has a varied planning history, most recently the allowing of an appeal for a two storey extension, providing for an additional 3 apartments. It is considered that the previous appeal decision established the following important findings of fact and opinion in support of the development of the site as then proposed:-

- That the site is suitable further development.
- That the context of the site is of mixed scale but contains five and six storey buildings
- That the height of the proposal unobjectionable
- The site and context can accommodate a six-storey building.
- That the use of glazing would provide a lightweight top to the building.
- That there should be no objection to the proposed level of on-site car parking and associated traffic movements – either in terms of the function of the proposed development, highway safety and impact on the environment generally.
- That the localised impacts of construction could be dealt with by condition.
- That the S106 submitted with the appeal was sufficient to overcome concerns relating to parking permits
- That a requirement for CHS Level 3 would accord with UDP policy SD9.
- That the scheme did not result in any unacceptable loss of amenity to any adjoining resident,.
- That the other reasons for refusal appeared capable of resolution subject to the provision of an agreed planning obligation.
- The existing plantroom was unsightly.

The change of circumstance since the appeal was allowed is that the Office on the ground floor is now occupied. There has been no other change of circumstance or policy, which would obviate the conclusions of the Inspector.

### The Amendments

The major difference between this and the appeal scheme is that the internal staircase has been relocated outside the approved envelope, and to the Holmes Road frontage, and will now appear above the existing central window bay. It will be at the same height as the approved scheme, with similar materials, which the Inspector had determined could be resolved via a condition. There are consequential internal re-arrangements of the flats, but no increase in building size beyond the proposed stairwell

## Community Consultation

In line with undertakings made to residents of the block during the appeal process, a copy of the proposal was emailed to all known residents email addresses, along with the Ward Councillor and previous Case Officer.

One resident replied, stating they were unaware that the appeal had been allowed, and requesting advice as to when construction would commence. A copy of the decision letter was provided to the resident, and I am aware that there has been separate communication between the residents and the applicant company as to timings.

## Consideration of the Scheme

The enactment of the Planning Act 2008 provides for an amendment to S39 of the Planning and Compulsory Purchase Act 2004, to require LPA's, when complying with their S.39 duty to achieve sustainable development, to have regard (in particular) to the desirability of achieving good design. Para 33 of PPS 1 defines good design as follows:

*Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.*

National advice relevant to the scheme is taken as read in relation to providing inclusive communities that meet the needs of all sectors and achieving higher densities on sustainable sites. This statement, and indeed the Appeal proposal, relies upon the advice contained within paras 36-37 of PPS1. The Applicant would stress the advice of **Paragraph 38 of PPS1** which states that:

*'Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally.'*

The key policies of the London Borough of Camden Replacement Unitary Development plan 2006 and Camden Planning guidance 2006, are B1 and B3.

Policy B1 - General design principles	
The Council will grant planning permission for development that is designed to a high standard. Development should:	
Respect its site and setting.	The proposed development respects the existing building, maintaining its elevational symmetry and continuing its stepped back nature. The stairwell protrudes forward of the previous building line, but is still recessed from the edge, and other steps in the facade are evident on other elevations and deemed acceptable.
be safe and accessible to all;	No change to the appeal scheme.

improve the spaces around and between buildings, particularly public areas;	As the proposed development is on the roof of an existing building, it will not affect the existing pattern of routes and spaces.
be sustainable by promoting energy efficiency and efficient use of resources;	The previous S106 undertaking will be repeated. The development will incorporate energy efficient measures, including solar panels and a green roof
be easily adaptable to changing economic and social requirements;	Not applicable but any development should be welcomed in today's economic climate.
provide appropriate high quality landscaping and boundary treatments; and	The proposed development included stainless steel and timber balustrades, timber decking and roof top planters, which will provide long lasting and aesthetically pleasing boundary treatments and landscaping, as well as preventing downward views into properties below (see section)
seek to improve the attractiveness of an area and not harm its appearance or amenity.	The existing plant room on the roof of 55-57 Holmes Road is unsightly. By replacing it with the proposed development the overall appearance of the host property will be improved.
<b>In assessing how the design of a development has taken these principles into account, the Council will consider:</b>	
building lines and plot sizes in the surrounding area;	No change.
the existing pattern of routes and spaces;	No change.
the height, bulk and scale of neighboring buildings;	No change to the height of the building, it simply expresses a different massing.
existing natural features, such as topography and trees;	There are no existing natural features on the roof of the existing building
the design of neighboring buildings;	It is common ground there is no local distinctiveness in the immediate or wider context that would dictate or constrain the design of this scheme.
the quality and appropriateness of detailing and materials used;	The render on the lower level of the proposed development is to be matched to the external treatment of the existing building and the upper level will be clad with glazed curtain walling,

	which due to its reflective nature will give the upper level of the development a lightweight appearance, and was specifically approved of by the previous Inspector. .
the provision of visually interesting frontages at street level; and	The Proposed development is visually interesting but has no street frontage.
the impact on views and skylines.”	The proposed development will replace the existing plant room, and will retain the same fenestration pattern evident on lower floors..
<b>Policy B3 – Alteration and extensions</b> The Council will not grant planning permission for alterations and extensions that it considers cause harm to the architectural quality of the existing building or to the surrounding area. The Council will consider whether:	
The form, proportions and character of the building and its setting, including the garden and nearby trees, are respected;	The proposed development respects the existing building, maintaining its elevational symmetry and continues its stepped back nature.
extensions are subordinate to the original building in terms of scale and situation;	The height of the scheme remains as allowed at appeal.
original features are retained or restored;	The only existing features on the roof of the existing building are the current plant enclosure and the temporary scaffold edge protection. These would be removed as part of the proposed development.
high quality materials that match or complement existing materials are used;	The render on the existing building is to be matched for the external treatment of the lower level of the proposed development. The upper level will be clad with a glazed curtain walling system, which due to its slightly reflective nature will give the upper level of the development a lightweight appearance, whilst echoing the large areas of floor to ceiling glazing used within the existing buildings elevations.
unsympathetic alterations or extensions are removed or improved;	The unsightly existing rooftop plant enclosure will be removed as part of the proposed development, significantly improving the visual amenity of the area.
the architectural integrity of the existing building is preserved; and	By using a matching render and similar glazing elements, maintaining the stepped back plan form, and by reinforcing the symmetry of the street frontage the architectural integrity of the existing building is preserved.
building services equipment is appropriately located.”	The proposed development is designed to appear crisp and modern, avoiding fussy detailing. All of

	the building services equipment will be accommodated within the building and will not be visible externally
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### Planning Obligations

It is my Client's intention to maintain the previously agreed heads of terms, and undertakes to pay any legal fees associated with work undertaken by your Legal Department.

### Conclusion

The amendments to the previous scheme are considered to be minor in nature, and will not cause harm to any known material consideration.

We trust this is sufficient for the validation of the planning application, but should you require anything further please do not hesitate to contact me on 07545 264252.

Yours Faithfully

Kieran Rafferty  
**BA(URP) MPIA MRTPI**