

55 ROCHESTER PLACE AND 3A WILMOT PLACE , LONDON NW1 9JU

DESIGN AND ACCESS STATEMENT (MINOR SCHEME)

NEW BUILT MIXED USE SCHEME FOR RE-APPLICATION 23 OCT 09 REF:234/DA1-5

Refer to Architect's submitted drawing nos:

234 / P 1, P4- P6 (existing) P2 & P3 (photos) 234/P7L-P15L (proposed) 6133-01 (survey)

A. BACKGROUND

1. This is a revised application (3rd) for Detail Planning Permission to the above site. The earlier applications consists of a new built residential scheme (Ref: 2008/1258/P) which was withdrawn on 26 SEP 08 and another new built mixed use scheme (Ref: 2009/0009/P) which was refused on 04 AUG 09.
2. With reference to the above refusal notice and its informative (1), revisions (K) were undertaken to include the rear ground floor space for flexible B1 use at no: 55 Rochester Place. The revised drwg. Nos: 234/P7K-15K was issued to LB Camden's East Area Manager, Stuart Minty on 01 SEP 09.
3. Following comments from the case officer, Elaine Quigley on 14 SEP 09, myself the Architect and the applicant's planning consultants, Matt Bailey of Metropolis PD met the case officer, Elaine Quigley and the council's plocy officer, Neil Cleary on 23 SEP 09. During this meeting, the existing B1 internal floor area was calculated and agreed as 279 sq.M (Gross) on both floors. Other aspects of the design related to daylighting, lifts, ceiling heights, bicycle storage etc. was discussed as summarised by the Architect's email of 23 SEP and the case officer's reply dated 09 OCT 09.
4. This revised application with submitted drwg nos: 234/P7L -P15L includes the latest revisions (L) to increase the B1 internal ceiling heights and re-location of residential bicycle storage. As requested a revised Sustainability report has also been and is attached to this application.

B. LOCATION & EXISTING BUILDING

1. The application site consists of a corner site with street frontages to Wilmot and Rochester Places. The site is L shaped and calculates as 171 sq.M in site area.
2. The existing 2 storey L shaped building occupying the site is of brick masonry construction. The internal floor areas calculates as 279 sq.M (Gross) on both floors. The ground floor has an internal ceiling height of 3.1 M and a gross area of 146 sq.M. The first floor has a ceiling height of 2.7M with a reduced gross area of 134 sq.M . A survey drawing no: 6133-01 (A2 size @ 1:100) is attached to this application.
3. The existing building is not listed and the site is not part of the council's designated conservation area. There are also no listed building(s) in the vicinity. Along Wilmot Place and immediately adjoining the site are period residential villas grouped in pairs. This is the established urban forms that predominates the locality before recent new buildings such as 1-2 & 16-30 Wilmot Place that now compromise the visual consistency of the local environs. Along this section of Rochester Place, there are terraces of small workshops with the exception of 36-38 & 61-63 which are of much larger scale. There have been numerous new mixed use and residential developments along Rochester Place such as 42 & 44 Rochester Place which are contemporary mews houses of considerable architectural merits.

C. MIXED USE SCHEME (LOSS OF FLEXIBLE EMPLOYMENT SPACES)

1. The current 2 storey building is recorded as solely office use as per the council's Summary Valuation in 2005 which is attached to this report. It should also be noted that the council records a total internal floor area of 253.81 sq.M in their valuation. Salter Rex, the marketing agents have also on their file records that the existing building was used as an office since MAR 2001. A copy of the agent's letter dated 5 JAN 08 is also attached to this report.

2. The building has now been vacant for almost 2 years since becoming vacant at the end of 2007 when I first approached the council's duty planning officer, Charles Thuaire on 30 OCT 2007. A copy of the minutes of discussions, relating to the change in use to residential and retention of employment spaces is attached to this report. Furthermore a Supplementary Report; Assessment of proposals against Employment policies by Metropolis PD dated 22 SEP 2008 is also attached.

Supporting documents related to the agent's marketing report dated 21 JULY 2008 is also provided.

3. During the previous earlier applications, officer's were concerned with the loss of employment spaces and have referred to recent appeal decision(s) relating to other sites in Rochester Place, in particular 61 -63. Whilst such decisions are of course material considerations, however it is important to bear in mind whether or not there is a significant level of similarity between cases. In the case of 61-63 which not only comprises a different mix of uses (B8 & B1a) it also provides 3 times the amount of employment floorspace (723 sq.M) compared to the application site/building (279 sq.M). Nevertheless this revised scheme (REVs K & L) now provides a replacement B1-employment floorspace totalling 235 sq.M which amounts to 84% of the existing B1 floor space. This amount of replacement B1/employment floor space is now regarded as acceptable to the officers at the latest pre-application meeting on 23 SEP and records of the relevant emails.

4. Another issue which concerns the officers is the flexibility of employment spaces. The agents have identified that there is a lack of rental interest as the current building is deficient without a lift, no level access for disabled, the rear spaces have minimal natural daylighting due to its deep floor plates and a lack of servicing areas without loading bay doors etc. The new B1 spaces proposed on the revised drawings will provide improved and more flexible employment spaces with street level access for disabled and a lift serving the main ground and basement floors, loading bay doors and lightwells are provided throughout the building bringing natural daylighting to the rear of the ground and basement floors. One of this lightwell adjacent to the lift will also provide a double height ceiling up to 8.7M at basement floor level. These improvements and a new built external appearance should have a significant impact on the likelihood of letting a building and indeed surrounding buildings. Both above issues have been addressed in detail by Metropolis PD, Matt Bailey's letter dated 26 MAY 09 which was previously issued to the council as part of the 2nd application (Refused). Since both officers, Cleary and Quigley have replied on 09 OCT 09 that the above B1 layout with improvements in ceiling heights is acceptable, the above Metropolis PD's letter is not included to avoid duplication of information.

D. DESIGN & CONTEXT

1. The existing 2 storey building is of no distinctive architectural quality and its form and location also impairs on the elegant paired villa(s) urban forms that predominates the locality. At this particular corner location the application site can be regarded as a transitional site with Wilmot Place being a residential street and more industrial frontages mixed with residential upper parts further along Rochester Place.

residential and commercial (B1) entrances along Rochester Place are designed as level access. Open plan layouts with wc's at entrance levels should also be more mobility inclusive and achieve compliance with Lifetime homes standards. A condition of approval can be included to cover for the above compliance.

3. Additional Statement to LBC's requirements regarding Lifetime Homes Standards are as follow:

1. In line with LB Camden's guidance for sustainable developments, this is a 'car free' scheme with no on-site disabled parking and no other resident's parking.

2. Refer to above item 1.

3. Level access is provided to all entrance door threshold along Rochester Place, including the communal courtyard entrance to Flats 3 & 4 and the family duplex in accordance with Building Regulations Part M.

4. External lighting is provided to all external courtyard entrance(s), street entrance doors to both Wilmot and Rochester Places.

5. The communal stair in Block 3A for flats 3 & 4 is designed to have uniform risers not exceeding 170mm and goings no less than 250mm in accordance with Part M. Being a small block (3A) with a communal stair to only 2 flats, there is no provision for a lift there.

6. All entrance door widths are to be 900 mm clear widths with corridor widths at a minimum of 900mm wide and 300mm to the side of the leading edge of all entrance doors.

7. All wheelchair turning circles (1.5 M dia) are included in the living areas of proposed plans.

8. Living rooms are located at flat entrance door level. The 2 duplexes have study areas within large bedrooms.

9 There are no houses proposed in this revised scheme.

10. There are wc's at entrance levels to all flats with larger wc's for the duplexes- 2 & | 3 bedroom units. Floor drainage gullies are included to all bathrooms for future shower installations.

11. Walls in bathrooms & wc's have wall reinforcement between 300 – 1500mm from floor to allow for future handrails and fixtures.

12. All stairways to have 900mm unobstructed width including unobstructed landings for future stair lifts. There are no houses proposed.

13. All bathrooms are located next to bedrooms with removal panels between bathrooms and bedrooms for a potential hoist to be installed. Ensuite bathroom access to all units are provided within the layout.

14. Bathrooms are also laid out to incorporate ease of access to baths, wc's and whbs.

15. All living room windows are to have sill heights at maximum of 800mm above floor level.

16. All switches, sockets ventilation and service controls are at a height between 450mm and 1200mm from floor level in accordance with Part M of the Building Regulations.

F SUSTAINABILITY (CODE OF SUSTAINABLE HOMES)

- 1. In line with the council's policies on sustainable developments, this application is proposed as a 'car free' scheme on site. During the course of the application, the applicants will welcome council's draft Section 106 agreements on car free scheme(s) and other contributions as previously outlined recent refusal notice of 04 AUG 2009.**
- 2. A secured communal bicycle store together with refuse and re-cycling bin storage is proposed to the communal entrance courtyard. A wall mount rack for 5 bicycle (staggered) is attached to this report ; 'Bike Care-Mottez rack. Other sustainable measures includes Solar Panels proposed to the flat roof areas of the front and rear blocks.**
- 3. As requested by officers, a revised Code of Sustainable Homes is also attached to this report. The proposed residential units achieves a score of 69.41%.**

Statement prepared by the Architect, Charles Khoo RIBA - PROGETTI.

G APPENDIX.

- 1. Emails between the Architect and LBC Planners dated 01 SEP to 09 OCT 2009 (7 pgs)**
- 2. LBC Summary Valuation 2005**
- 3. Salter Rex letter dated 05 JAN 2009-10-26**
- 4. Architect's email to LBC dated 30 OCT 2007**
- 5. Salter Rex Marketing Report dated 21 JUL 2008**
- 6. Metropolis PD Supplementary Report dated 22 SEP 2008**
- 7. Bike Care 'Mottez' 5 cycle wall mount rack**
- 8. Code for Sustainable Homes by Nimbus Rose; Revisions dated 22 OCT 2009**

RE: 55 Rochester Place and 3a Wilmot Place Your Ref:
CA/2009/ENQ/03954

From: **Quigley, Elaine** (Elaine.Quigley@camden.gov.uk)

Sent: 09 October 2009 15:35:19

To: Charles Khoo (c_khoo_architect@hotmail.com); Cleary, Neil (Neil.Cleary@camden.gov.uk); Minty, Stuart (stuart.minty@camden.gov.uk); Adamandrews1 (adam@whitehallpark.com); russellkilikita (russell@islbc.co.uk); Matt@Metropolispd.com (mattb@metropolispd.com)

Cc: Cleary, Neil (Neil.Cleary@camden.gov.uk); Rose, Charles (Charles.Rose@Camden.gov.uk)

Dear Charles

Following our meeting on 23 September 2009 the issues relating to the previously refused scheme were discussed. The following comments have been made regarding the revised drawings P7K; P8 K; P9K; P10K; P11K; P12K; P13K; P14K; P15K. You are advised that any further issues regarding the revised design would not be provided as part of this email.

Quality and quantity of the replacement floorspace:

The drawings appear to have been revised to introduce design features that would allow flexible use of the new accommodation, thus giving the space the best possible opportunity to be let when the building is completed. This would include the introduction of a goods lift into the basement area, wide doorways fronting onto Rochester Place, with scope to expand further, and lightwells to maximise natural light. The only concern would be the relatively low floor to ceiling heights. As a minimum, flexible B1c/B8 occupiers normally look for a minimum of 3m in order for the space to be used for the widest possible users. The drawings show 2.7m. The constraints of the site may dictate a smaller floor to ceiling height however the onus will be on the applicants to fully justify this.

It was advised that it would be useful for the applicants to submit any expressions of interest and/or statements from Surveyors/Estate Agents commenting on the quality of the proposed space to support the application.

On balance when assessing any new application the state of the existing premises would be compared against the new floorspace, and off-set any loss of employment floorspace with the improved design features of the redeveloped scheme. The applicants would be well advised to compare the two (existing and proposed) highlighting the benefits the new employment floorspace would bring. This allied to the fact that the proposals involve a genuine mixed use scheme which involves the provision of other uses that are encouraged in the Plan, would provide a case for redevelopment.

Residential design standards

You advised that the flat on the first floor would be amended from a 2 person unit to a 1 person unit. It was confirmed that this would continue to provide an acceptable mix of units and acceptable standard of accommodation for a 1 person flat.

Sustainability

Having referring to the delegated report it was confirmed that the Code of Sustainable Homes that accompanied the previous planning application identified that the new residential units would fail to be sustainable in its use of resources. Any proposed development would be expected to achieve 60% of the available credits in each of the Energy and Water sections and 40% in the materials and resources. This should be addressed prior to the submission of any planning application.

Bicycle stands

You were advised that it is not sufficient to annotate the drawings with letters showing the location of the cycle stands. The drawings should illustrate the exact location of the cycle stand and the dimensions in order to clearly demonstrate that there will be acceptable level of

provision and space for the stands to provide the appropriate number of bicycles for the new development.

The remaining reasons for refusal related to issues that were not acceptable in the absence of a legal agreement. These included car-free development, BREEAM and Code for Sustainable Homes post-construction review, highways improvements, educational contributions, open space contributions and submission of construction and servicing management plan.

I hope this information helps

The advice in this letter is an officer's informal opinion and is without prejudice to further consideration of this matter by the Development Control Team or to the Council's formal decision.

Elaine Quigley

Telephone: 020 7974 5117

From: Charles Khoo [mailto:c_khoo_architect@hotmail.com]

Sent: 06 October 2009 16:24

To: Quigley, Elaine; Cleary, Neil; Minty, Stuart; Adamandrews1; russellkilikita; Matt@Metropolispd.com

Subject: FW: 55 Rochester Place and 3a Wilmot Place Your Ref: CA/2009/ENQ/03954

Dear Elaine,

Further to my telephone call this afternoon, I note that you have now heard from Neil Cleary at Policy.

You have indicated that his response is positive in light of the points we have clarified during the previous meeting on 23 SEP 2009.

Hopefully you will be able to reply to me by the end of the week.

Regards.

Charles Khoo

From: c_khoo_architect@hotmail.com

To: elaine.quigley@camden.gov.uk; stuart.minty@camden.gov.uk;
neil.cleary@camden.gov.uk; adam@whitehallpark.com; russell@islbc.co.uk;
sue@islbc.co.uk; mattb@metropolispd.com

Subject: FW: 55 Rochester Place and 3a Wilmot Place Your Ref: CA/2009/ENQ/03954

Date: Thu, 1 Oct 2009 12:47:17 +0100

Dear Elaine,

Further to my telephone call this morning, I note that you are awaiting Neil Cleary's response.

Hopefully you can reply to me soon.

Best wishes.

Charles Khoo

From: c_khoo_architect@hotmail.com

To: elaine.quigley@camden.gov.uk; stuart.minty@camden.gov.uk;
neil.cleary@camden.gov.uk; russell@islbc.co.uk; adam@whitehallpark.com;
ben@whitehallpark.com; sue@islbc.co.uk; mattb@metropolispd.com

Subject: FW: 55 Rochester Place and 3a Wilmot Place Your Ref: CA/2009/ENQ/03954

Date: Wed, 23 Sep 2009 17:16:07 +0100

Dear Elaine,

Further to our meeting this afternoon with your Policy officer, Neil Cleary and the applicant's planning consultant, Matt Bailey of Metropolis PD, I write to note the following:

1. It was agreed that the existing B1 floor area totals 280 sq.M as per the survey drawing no: 6133-01 (1:100)

2. We have discussed daylighting to the Basement, platform lifts between Ground & Basement floors only, maximum ceiling height of 2.7M to Ground floor and proposed B1 area totalling 235 sq.M which represents 84 % of existing B1 area.

On this basis Neil Cleary have indicated that he has no objections to the proposals.

3. We have also clarified the floor area of Flat 2 at 44 sq.M as a 1 person unit. The proposed mix of 5 flats now consists of two 1 person units, a 2 person unit . a 3 person duplex and a 3 bedroom family duplex (4 person). You have both indicated that this range of mix is acceptable.

4. You have also requested for further revisions to the Sustainability report and clarification on bicycle storage. You have also suggested that at a later stage, it would be useful to have a daylighting report on the Basement B1 for committee members.

5. Finally, you will consult your Design Officer, Charles Rose on whether the details of zinc cladding to the Rochester Place Elevation is acceptable. The omission of render & brickwork was undertaken as Charles Rose requested that the side/ Rochester Place Elevation to the proposed front block (3A) should be more 'robust/ industrial'

As we have now met and clarified the above points, could you kindly write to inform that this latest revised scheme (Rev.K) is acceptable to officers.

Regards.

Charles Khoo without prejudice 23 SEP 2009

From: c_khoo_architect@hotmail.com

To: elaine.quigley@camden.gov.uk; adam@whitehallpark.com; ben@whitehallpark.com; russell@islbc.co.uk; sue@islbc.co.uk; mattb@metropolispd.com

Subject: RE: 55 Rochester Place and 3a Wilmot Place Your Ref: CA/2009/ENQ/03954

Date: Wed, 16 Sep 2009 09:14:46 +0100

Dear Elaine,

Many thanks for your very prompt reply.

Yes, I confirm that I can meet you with our Planning Consultant, Matt Bailey on Wednesday, 23/09/09 for 2.30PM at your offices.

In view of the delays experienced in both previous applications, could I request that your manager, Stuart Minty be available at the meeting.

I look forward to meeting you and resolving any outstanding issues.

Best wishes.

Charles Khoo

Subject: RE: 55 Rochester Place and 3a Wilmot Place Your Ref: CA/2009/ENQ/03954

Date: Wed, 16 Sep 2009 08:58:48 +0100

From: Elaine.Quigley@camden.gov.uk

To: c_khoo_architect@hotmail.com; adam@whitehallpark.com; ben@whitehallpark.com; russell@islbc.co.uk; sue@islbc.co.uk; mattb@metropolispd.com

Dear Charles

I am happy to meet to discuss this issue. Unfortunately I am unable for the rest of this week but am free 23/09/2009 at 2:30pm.

Thanks

Elaine

Elaine Quigley

Telephone: 020 7974 5117

From: Charles Khoo [mailto:c_khoo_architect@hotmail.com]

Sent: 15 September 2009 07:52

To: Quigley, Elaine; Adamandrews1; Adamandrews2; russellkilikita; noblehousesue; Matt@Metropolispd.com

Cc: Minty, Stuart

Subject: RE: 55 Rochester Place and 3a Wilmot Place Your Ref: CA/2009/ENQ/03954

Dear Elaine,

Thank you for your email yesterday and please note my query regarding your note on existing B1 floor areas:

1. My calculations based on the applicant's survey drawing no: 6133-01 shows an existing Gross floor area of

280 sq.M. It consists of 146 sq.M at ground floor and 134 sq.M at first floor (excluding 1st fl. lightwell).

This gross area includes stairs, WCs and meter cup/bs etc.

2. As the existing ground and first floor layouts varies, both ground and first floor areas should not be similar

at 166 sq.M as you have quoted. Base on my above calculations there appears to be a discrepancy of 42 sq.M.

I suggest that I meet you to agree on the above existing floor area calculations to avoid any future dispute on this matter.

We can also agree on any other outstanding matters or queries before the applicants make a re-submission.

Regards

Charles Khoo Without prejudice. 15 SEP 2009

Subject: RE: 55 Rochester Place and 3a Wilmot Place (2009/0009/P)

Date: Mon, 14 Sep 2009 19:35:30 +0100

From: Elaine.Quigley@camden.gov.uk

To: c_khoo_architect@hotmail.com

CC: stuart.minty@camden.gov.uk

Dear Charles

Thank you for your amended drawings relating to the above site. It would appear that the following amendments have been made to the previously refused scheme:

1. Omission of the house to the rear of the site and creation of two bed maisonette
2. Creation of 235 sq. m of B1 floor space at 55 Rochester Place that would be separated into 103 sq. m at basement level, 88 sq. m of B1 floor space at ground floor level, and 44 sq. m at first floor level.

The previously refused scheme was considered unacceptable in terms of the quantity and quality of replacement B1 floor space that was being proposed. It must be noted that the existing building provides 322 sq. m of floor space with 166 sq. m at ground floor level and 166 sq. m at first floor level. The ground floor is the main area that a flexible use could be carried out. You have attempted to address the Council's concerns by increasing the amount of flexible B1 ground floor space from 44 sq. m to 88 sq. m and increasing the overall amount of B1 floor space from 184 sq. m to 235 sq. m.

The existing ground floor measures 166 sq. m and the proposed replacement ground floor area would measure 88 sq. m. This would result in a loss of 53% flexible ground floor B1 floor space. Although this is an improvement it would be necessary to assess if, on balance, the loss of the existing ground floor space could be outweighed by the improvement to the flexibility of the space. This would include the installation of a passenger lift and platform lift, floor to ceiling heights of 2.7m at ground floor level, level access at ground floor level. Given the constraints associated with the site it is my opinion that the design solutions would help to address these concerns.

I believe that the concerns regarding the quality of space provided in the basement would still need to be resolved. The light to this area would be constrained to a centralised lightwell and a smaller lightwell to the rear of the site. Further information would be required to be submitted to demonstrate the quality of light that would be received into this basement area to alleviate this concern.

The advice in this letter is an officer's informal opinion and is without prejudice to further consideration of this matter by the Development Control Team or to the Council's formal decision.

Yours sincerely,

Elaine Quigley

Telephone: 020 7974 5117

From: Charles Khoo [mailto:c_khoo_architect@hotmail.com]

Sent: 14 September 2009 10:47

To: Quigley, Elaine; Minty, Stuart; Adamandrews1; Adamandrews2; russellkilikita; noblehousesue; Matt@Metropolispd.com

Subject: FW: 55 Rochester Place and 3a Wilmot Place (2009/0009/P)

Attn: Ms Elaine Quigley (7974 5177)

Case Officer,
Planning Services,
L B Camden

Dear Elaine,

Thank you for taking my telephone call this morning as Stuart Minty is now on leave all this week.

I note that Stuart have delegated the above pre-application enquiry to you last week and you have now received comments from your policy unit which now appears to be positive.

As discussed, I note that you should be able to email me later noting that the revised scheme is now acceptable in principle and to confirm if this mixed use scheme consisting of 5 residential units can be approved under delegation.

My best wishes.

Charles Khoo

From: c_khoo_architect@hotmail.com

To: stuart.minty@camden.gov.uk; adam@whitehallpark.com; ben@whitehallpark.com; russell@islbc.co.uk; sue@islbc.co.uk; mattb@metropolispd.com

Subject: FW: 55 Rochester Place and 3a Wilmot Place (2009/0009/P)

Date: Tue, 8 Sep 2009 14:56:24 +0100

Dear Stuart,

Further to my telephone call this afternoon, I note that you have received my email last week with the revised scheme.

You have kindly indicated that you will be repsonding within the next couple of days.

Regards.

Charles Khoo 08 SEP 2009

From: c_khoo_architect@hotmail.com

To: stuart.minty@camden.gov.uk; adam@whitehallpark.com; russell@islbc.co.uk; mattb@metropolispd.com

CC: elaine.quigley@camden.gov.uk; charles.rose@camden.gov.uk

Subject: RE: 55 Rochester Place and 3a Wilmot Place (2009/0009/P)

Date: Tue, 1 Sep 2009 15:41:42 +0100

Attn: Sturat Minty Esq.
East Area Team Manager,
Planning, LB Camden

Dear Stuart,

A. I refer to the information (1) attached to your above decision notice dated 04 AUG 2009.

In accordance with the above informative, I have revised the previous submitted scheme (REV J) to incorporate all the rear ground space for flexible space B1 use at no: 55 Rochester

Place (rear unit A)

B. I have delivered to your office 1 set of my reviosed drawing nos: 234/P7K -P15K (A3 size @1:100).

I am also attaching the above drawings top this email. Please note revision K as follow:

1. Proposed B 1 floor areas are now incresed from previous 185 sq.M to 235 sq.M.
2. Omit Flat A (1 person unit @ 1st Fl.)
3. The layout of House B has been revised to a Duplex family unit B with increased floor area from previous 85 sq.M to 92 sq.M. This unit also benefits from 2 roof terraces with obscure glazed panels to minimise any over looking.
4. Ceiling heights to the rear B 1 unit A has been increased to 2.7 M @ ground floor and 2.4 M & 2.5 M

@ basement and 1st floor respectively.

5. The above revisions are primarily internal, otherwise the bulk and window openings of this revised scheme (K) is similar to the previous submitted scheme (J)

C. Could you kindly confirm that the above revisions (K) now meets officer's requirements prior to the applicants submitting a new planning application.

D. I am writing to you as instructed and on behalf of the applicants, Micagold Ltd and on the basis that correspondence does not prejudice the applicant's future actions including an appeal against the above decision notice.

I am also available to meet you if it is relevant. I await your reply.

Regards.

Charles Khoo RIBA 01 SEP 2009 without prejudice.

Subject: 55 Rochester Place and 3a Wilmot Place (2009/0009/P)
Date: Tue, 4 Aug 2009 13:52:04 +0100
From: stuart.minty@camden.gov.uk
To: c_khoo_architect@hotmail.com
CC: Elaine.Quigley@camden.gov.uk

Dear Charles

The application has now been finalised. Please see attached decision notice for information.

A hard copy will follow in today's post.

Kind regards

Stuart Minty
East Area Team Manager
Planning and Public Protection
Culture and Environment
London Borough of Camden

Telephone: 020 7974 2660
Fax: 1975
Web: camden.gov.uk 5th Floor
Town Hall Extension (Development Control)
Argyle Street
London WC1H 8ND

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Summary Valuation

Close

Address in Rating List: 55,
ROCHESTER PLACE,
LONDON,
NW1 8JU

Scheme Reference:
50147

Property Description:
OFFICES AND PREMISES

Line	Floor	Description	Area m ² /Units	£/m ²	Value £
1	Ground	Office	119.82	150.00	17973
2	Ground	Internal Storage	3.63	75.00	272
3	First	Office	85.03	150.00	12755
4	First	Office	34.16	150.00	5124
5	First	Office	11.17	150.00	1676

Total Area: 253.81

Subtotal: 37800

Total Value: 37800

ADOPTED RATEABLE VALUE: £ 37,750

THIS VALUATION IS EFFECTIVE FROM 01 APRIL 2005

For Official Use Only

List Year : 2005

BA Ref : 00514005520038

Billing Authority : CAMDEN

Your Ref:

Our Ref: AH/BRH

SALTER REX

Chartered Surveyors & Estate Agents

5th January 2008

R.Killkita Esq.
Noble House Group
14-22 Coleman Fields
London,
N1 7AD.

Dear Russell,

re: 55 Rochester Place, London, NW1

I understand you require some details with regard to the history of this building and its occupation and I outline below the details as I know them, since I have been dealing with the building for some years.

The earliest I was aware of the building was March 2001 when it was occupied by W.V.Publications/Highbury House Communications PLC, they were a Publishing Company using the premises as offices prior to the date March 2001.

I do not have details as to how long they occupied the building before 2001 but I am sure that the Local Authority have the details on their Business Rates records as to how long W. V. Publications/Highbury House Communications were liable to pay business rates at these premises while they occupied them as offices.

From March 2001 the premises were vacant and marketed by us as offices until they were let in August 2002 to Outline Productions Limited as offices.

The building again did not become vacant until 2007 when the office tenants, Outline Productions Limited left and the property was then marketed for some substantial period of time to no avail and the freeholder decided to sell the property with the benefit of full vacant possession which completed in January 2008.

If you require any further details then please do not hesitate to contact me.

Kind regards
Yours sincerely,

Alan Harvey
Alan Harvey BSc MRICS
e-mail address: ah@salter-rex.co.uk

Direct Dial: 020 7428 6815

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From: c_khoo_architect@hotmail.com

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To: charles.thuaire@camden.gov.uk; "Adamandrews1" <adam@whitehallpark.com>; "russellkilikita" <russell@isibc.co.uk>;

Subject: 55 Rochester Place & 3A Wilmot Place. - Preliminary Enquiries.

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Attn: Charles Thuaire Esq.

Duty Planning Officer, Development Control, L B CAMDEN

Dear Mr Thuaire,

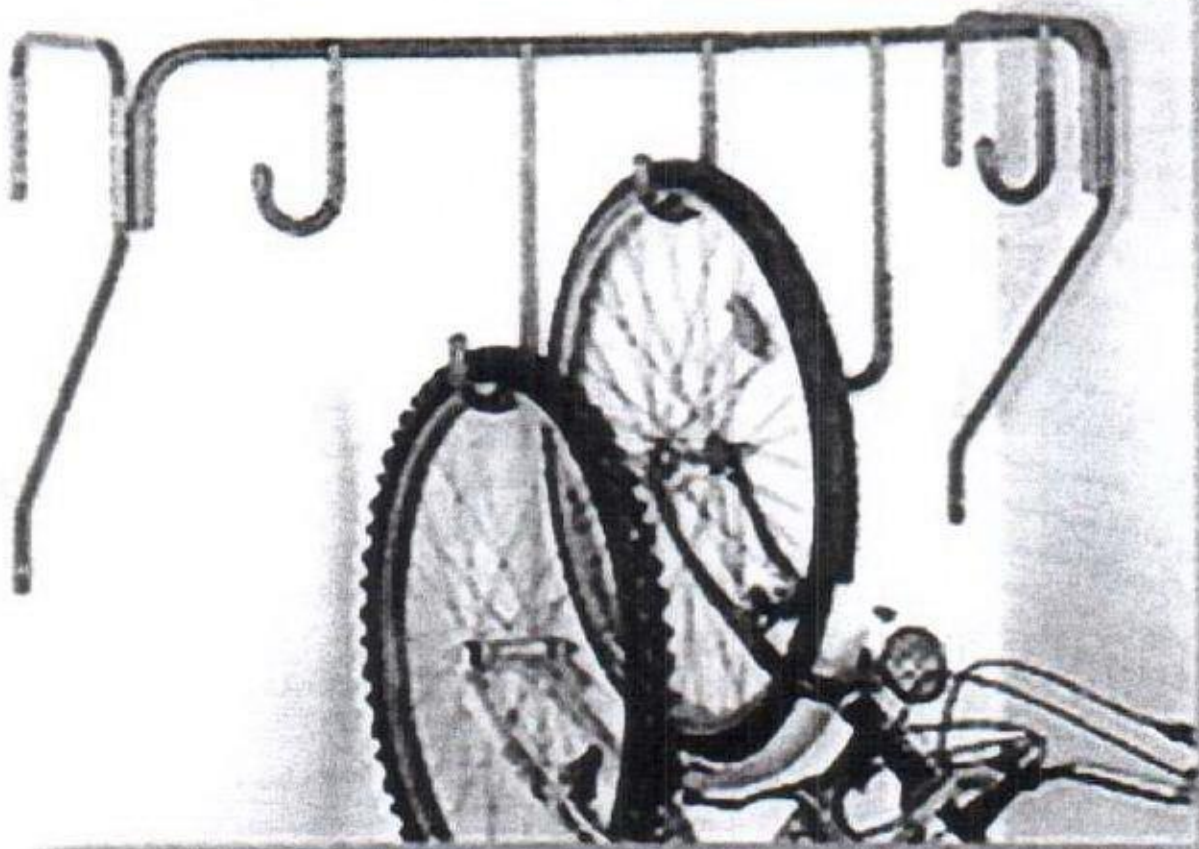
Thank you for seeing me today and I write to note the following points discussed:

1. The site just outside the council's conservation area for Wilmot Square.
2. The main issues relating to a change in use to residential involves loss of employment, council's policy E3.
3. However, as the existing building is under 300sq.M the site is not viewed as a large employment site. In addition if the existing building is not a studio/warehouse that provides flexibility for future use, then the council may allow for change of use to residential, especially if the building is purely offices. The applicant will have to provide evidence of existing use (as offices) and details of how the current layout is utilised.
4. Other council's decisions including Planning appeal decisions for adjoining site such as 36-38 & 61-63 Rochester Place is available for public viewing.
5. The applicant's proposal to reinstate the missing front villa to Wilmot Place with rear mews house(s) along Rochester Place is in line with the existing urban built forms and would be an improvement to the locality.
6. The council will be looking for a range of unit sizes including family unit(s) with garden access.
7. This will be a car free scheme and being a minor application (less than 10 units) there is no requirement to submit a sustainability report. A Design & Access statement is required to accompany the application.
8. You have also kindly indicated that the council operates a pre-application service with a list of charges for schemes in excess of 5 units handed to me during our discussions.

I thank you for your time.

Regards,

Charles Khoo 30 OCT 2007



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