

CE/JD/P3960
29 July 2009

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Planning Portal Ref: PP-00768418

Dear Sirs,

43 Shelton Street, London, WC2

Application for the dual /alternative use of the upper floors for Class B1 (office) or Class C3 (residential use) and associated external alterations.

We write in regards to the above application which was submitted electronically to the Council on 7th July 2009. The application is not yet registered so we do not have an application reference number.

It has come to our attention following the submission that Camden requires all drawings for applications within a Conservation Area to be at a scale of 1:50. To avoid delay in validation please find the attached application drawings which are now at a 1:50 scale.

We attach the following drawings (at a scale of 1:50):

- Ground and first floor plans as existing – 19525-02 rev B
- Second and third floor plans as existing – 19525-03 rev B.
- Shelton Street Elevation Sections DD and EE as Existing – 19525-08 rev B
- Section FF as Existing – 19525-09 rev B

We can confirm that all other submitted drawings were at the correct scale.

We also anticipate that Camden will request floor plans of the proposed alternative office use. Therefore please find attached copies of the following drawings:

- Ground and first floor plans as proposed office – 19525-10
- Second and third floor plans as proposed office – 19525-11

We have also been informed that Camden will request details of how the proposal will meet 'Lifetime Home Standards' as set out within the London Plan SPG. We address each of the 16 criteria for Lifetime Homes Standards in turn below:

1.	n/a. There is no parking proposed.
2.	n/a. There is no parking proposed.
3.	n/a. The access to upper floors remains as existing.
4.	n/a. The access to upper floors remains as existing.
5.	n/a. The communal stairs will remain as existing.

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6.	Yes – the leading edges of entrance doors will have 300mm clear space.
7.	The proposed scheme is a conversion of an existing building to residential use on the upper floors. The existing building has no provision for a lift to the upper floors and the buildings construction and layout prevents a lift to the upper floors.
8.	n/a. The proposed flats are on the upper floors.
9.	n/a. The proposed flats are on the upper floors.
10.	There is no lift to the upper floors. The scheme is a conversion to residential and a lift can not be accommodated within the existing buildings layout.
11.	Yes – walls in the bathrooms and toilets should be capable of taking adaptations such as handrails.
12.	Yes – the existing staircase is wide enough to accommodate the provision for a future stair lift. There is no space within the existing building to accommodate a through the floor lift.
13.	Yes – Routes between bedrooms and bathrooms are straight forward and partition construction will be in timber stud to allow easy alteration to enlarge openings in the future.
14.	Yes – Bathrooms incorporate ease of access to the bath, WC and basin.
15.	Yes – Living room window glazing is below 800mm as per retained existing windows.
16.	Yes – Switches and sockets will be at a usable height as per approved Document M and 'Lifetime Home' standards.

We wish to reiterate that the scheme is a conversion and not a 'new build' and therefore not all of the criteria can be met through this scheme. The scheme fully complies with Part M of building standards and complies with the lifetime homes standards where possible.

We trust that the above and attached information is of assistance and will allow the application to be validated at the earliest opportunity. Should you have any questions, please do not hesitate to contact the undersigned.

Yours faithfully



Claire Evans
Rolfe Judd Planning