

Turley Associates
25 Savile Row
LONDON
W1S 2ES

Application Ref: **2009/0122/C**
Please ask for: **Barrington Bowie**
Telephone: 020 7974 **2630**

3 July 2009

Dear Sir/Madam

DECISION

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Conservation Area Consent Refused

Address:
Twyman House
31 - 39 Camden Road
London
NW1 9LR

Proposal:
Demolition of Twyman House and other buildings on site in connection with redevelopment to provide mixed-use development comprising 72 residential units (class C3), office (class B1) and retail/professional services/food and drink units (class A1/A2/A3). Associated hard and soft landscaping.

Drawing Nos: PLANS
Existing:
Prefix 1538:-
1 Basement Plan;
2 Ground Floor Plan;
3 First Floor Plan;
4 Second Floor Plan;
5 Third Floor Plan;
6 Fourth Floor Plan;
Prefix 18434:-
01 Issue B Topographical Survey;



003E-03 Elevations (B, C, D, E, F, G, J) Issue A;
003E-05 Elevations (A, K, L, M) Issue A;
003E-06 Elevations (W, X) Issue A;

Proposed:

Site Plan (Existing)

Prefix TWY/A (Plans - all Rev D):-

00 Basement Plan;

01 Lower Ground Floor Plan;

02 Ground Floor Plan;

03 1st Floor Plan;

04 2nd Floor Plan;

05 3rd Floor Plan;

06 4th Floor Plan;

07 5th Floor Plan;

08 6th Floor Plan;

09 7th Floor Plan;

10 8th Floor Plan;

11 9th Floor Plan;

12 10th Floor Plan;

13 11th Floor Plan;

14 12th Floor Plan;

15 Roof Plan;

Prefix TWY/B (Sections - all Rev D):-

01 Section AA;

02 Section BB;

03 Section CC;

04 Section DD;

05 Section EE;

Prefix TWY/C (Elevations - all Rev D):-

01 Elevation A - Camden Road;

02 Elevation B - Regent's Canal;

03 Elevations C & D - Rear Courtyard;

04 Elevation E - Bonny Street

Other:

Prefix 0764A:-

P01/GA GA Plan;

P02 Hardworks Plan;

PP01 Planting Plan;

SUPPORTING DOCUMENTS (Turley Associates, Dec 2008 unless otherwise stated):

Acoustic Report (Sandy Brown Associates LLP, December 2008)

Archaeological Report (Molas, December 2008)

Affordable Housing Layouts (Chassay Last, December 2008)

Affordable Housing Statement (RPS, December 2008)

Demolition Statement (Keltbray, December 2008)

Design & Access Statement

Ecology Report (URS, December 2008)

Energy Report (KUT, December 2008)

Geotechnical Desktop Study

Landscape Report (BBUK Landscape Architecture, December 2008)

Planning Statement
PPG15 Statement
Private Housing Layouts (Chassay Last, December 2008)
Statement of Community Involvement
Secured by Design Report (Chassay Last, December 2008)
Structural Strategy Report (Fluid Mechanics, December 2008)
Sunlight/Daylight Report (gia, December 2008)
Sustainability Report (KUT, December 2008)

Townscape Report (Montagu Evans, December 2008)
Transport Assessment (Savell Bird & Axon, December 2008)
Tree Report (Geoffrey Bunyan Associates, December 2008)

The Council has considered your application and decided to refuse conservation area consent for the following reason(s):

Reason(s) for Refusal

- 1 The demolition of this building in the absence of an approved scheme for its replacement would be likely to result in harm to the character and appearance of the surrounding Regent's Canal Conservation Area contrary to policies B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

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