

KERR PARKER associates

L I M I T E D

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Our Ref: K2717/RP/gp.10

9th April 2009

London Borough of Camden
Planning Development Control
Environment Department
Camden Town Hall
Argyle Street
Euston Road
London
WC1H 8ND
F.A.O. Hannah Parker

by email as PDF

Dear Hannah,

Re: 8 St Katharine's Precinct, Regent's Park, London NW1 4HH

I refer to our site meeting, to our exchange of emails, to our telephone discussions and to the recent meeting on site with Alex Hutson your Landscape Officer which was attended by Rod Usher from I M S (Ushers) Ltd. At that site meeting we were able to discuss and agree a scheme for constructing a raised brick planter at the rear of the courtyard and a planting scheme which now addresses all outstanding points that were causing your Council concern. Accordingly, I now enclose a revised set of drawings in PDF format transmitted by email to your Council to enable the applications to proceed to a decision. For simplification and to avoid confusion I wish to withdraw all of the drawings currently in your possession that were submitted as part of a revised application on 21st August 2008. I attach a fresh Drawing Schedule as at 9th April 2009 that lists all drawings and documents now submitted. I am issuing by email in PDF format fresh drawings and documents that replace those you already have on file. Please note that as part of this application I enclose the Preliminary Schedule of Works Rev. B, the structural engineer's report prepared by Jampel Davison & Bell dated 30th January 2008, the two Tree Reports prepared by IMS (Ushers) Ltd dated 27th May 2008 and 26th March 2009 and the Design and Access Statement Rev. A that provides a more detailed description of the proposed works and manufacturer's details of Rainwater Harvesting tanks that are indicative of a proposal for underground rainwater storage tanks.

The application for a similar scheme at 7 St Katharine's Precinct was withdrawn and as the adjoining property no longer forms part of a related project it has been necessary to relocate the proposed works solely within the curtilage of 8 St Katharine's rather than on the boundary line.

In particular the following points have been incorporated as amendments to the scheme as required by your Officers.

- The opening at basement level between the kitchen and the dining area has been retained as existing.
- The opening at basement level of the closet wing has been reduced in width.
- The door off the hall into the kitchen at basement level has retained and fixed shut
- The lightwell at the end of the garden has now been significantly reduced in size to be smaller in dimensions and area than that approved for a similar scheme at 1 St Katharine's Precinct.
- The rooflight has been relocated further towards the centre of the garden and reduced in size. It is intended to be screened from view by box hedge planting.
- A raised brick planter has been incorporated at the rear of the courtyard to provide a green buffer zone following a meeting on site and agreement reached with Alex Hutson with Rod Usher in attendance.

(...continued)

- A supplementary Tree Report and landscape planting proposal has been prepared by IMS Ushers Ltd and forms part of the application.
- Manufacturer's information is enclosed as indicative of the type of underground rainwater harvesting system proposed. The tanks will have to be purpose made to suit site conditions and space available.

I trust that this revised submission of drawings and documents as listed on the Drawing Schedule addresses all outstanding points and enables your Council to process the application to a favourable decision.

Please do not hesitate to contact the writer if any points require further clarification.

Thanks you for your and your officer's assistance in this matter

Yours sincerely,
KERR PARKER ASSOCIATES

Roger Parker

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