

P2002103//TON/AW

23 February 2009

BDP.

Bethany Arbery
Senior Planning Officer (West Team)
London Borough of Camden
5th Floor, Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Ms Arbery,

GUINNESS COURT, ST. EDMUND'S TERRACE (2009/0135/P)

Resident Consultation

Further to your letter confirming validation of the above planning application, I enclose an addendum to the Statement of Community Involvement, submitted in support of the application. The addendum relates to the consultation event held on Tuesday 20th January 2009 at which the final proposals were presented to the local community and provides an overview of the comments and feedback received at the event, including clarification and justification from the project team. Below, I have outlined two issues which adjoining owners raised particular concern over.

Firstly, occupiers of the terraces on St. Edmund's Terrace believe the location of the 2 car club spaces to the south of the site could have an impact on amenity, resulting from vehicular noise. To address this, the Guinness Trust has suggested that the car-club spaces be commuted off-site as part of a legal agreement and the area used for landscaping instead. However, if the Council considers it necessary for the spaces to be provided on-site, they would have to remain in their current location so as not to reduce car parking for residents and visitors.

The second issue relates to the location of the refuse and waste store, located adjacent to Block B. Some residents on St Edmund's Terrace raised concern over its location to the rear of their properties. Further information is contained in the addendum to the Statement of Community Involvement, but to summarise, the main issue relates to perceived environmental impacts brought about through the storage of refuse including smell and the potential to attract vermin. In response, the design team is considering other options. However, there are complexities with the alternatives and we would welcome a meeting with you to discuss possible solutions in more detail.

If it is decided that there are no alternative solutions then we would seek to protect the amenity of adjoining and future occupiers using a number of measures, including: careful management of refuse and waste by an on-site caretaker; the provision of a green roof to improve visual aesthetic; a flue for ventilation to mitigate any odour and; regular cleaning to maintain hygiene.

Next Steps

If you think it beneficial to have a meeting to discuss Section 106 contributions and any other issues raised during consultation please let me know. If not could you please advise how you would like to progress the Section 106 agreement.

With regards to reaching a decision on the application and presenting the application to committee, I would like to offer any support or assistance that you may require to expedite the process. Finally, your letter dated 16th February, outlines the intention to make a decision on the application by 15th May 2009. However, given your prior knowledge of the scheme and assuming that no major issues arise through the determination period could you consider taking the application to committee by 23rd April?

I look forward to hearing from you regarding the above and please do not hesitate to contact me if you require any further information.

Yours sincerely



Andy Watson
Urban Planner

For and on behalf of BDP