

Date 12 December 2007

Development Control Manager
Environment Planning
London Borough of Camden
Camden Town Hall
Argyle Street
London WC1H 8EQ

Dear Sirs,

143.1 pm. DEVELOPMENT, 5/7, BUCK STREET, LONDON NW1 8NJ; PRE -APPLICATION ADVICE

We are appointed as Architects and Project Managers for the development of the above site, coloured red on the Site Location Plan, currently being undertaken by Starcourt Developments Limited. In 2002 Commercial and Warehouse Properties, a sister Company, you may recall, completed a mixed-use high quality and prestigious development of 1/11 Hawley Crescent, coloured blue on Site Location Plan, the Open University occupying basement, ground, first and second floors of the building the third and fourth floors accommodating four flats and two maisonettes for private let.

In 2005 our Client took the opportunity to acquire the Buck Street site with the benefit of a Planning Permission London Borough of Camden reference **PEX0300061** dated 28 January 2005. The Planning Permission includes for retention and vertical extension of an existing warehouse, for insertion of a basement below the existing building and for inclusion of a vehicle access across land not in the ownership of the then Applicant. Ellis and Moore, a Consulting Structural Engineer, has advised us that it is not feasible to retain the existing building with the necessary excavations for construction of the basement or extend it vertically and this together with unauthorised use of adjacent land has obliged our Client to instruct preparation of further plans for development on the basis of a cleared site.

As before our Clients intention is to develop the site for a mixed use including uses as approved in the original permission with residential above although the housing mix differs following market research and proven letting markets. Again it is our Clients intention to complete a high quality prestigious development respecting its siting and setting and be sustainable by promoting energy efficiency and efficient use of materials including re-use of materials.

We make this Planning Application and enclose the following documents:

- Planning Application Form, Certificate A and application fee in the sum of £9,275.00
- Design Statement
- Access Statement
- Water/Energy and Resources Statement
- Biodiversity Statement
- Engineers Report
- Drawings as scheduled in Planning Application Form

We would be obliged if you would acknowledge receipt of this Application and advise us immediately if you require further information.

Yours faithfully,
CALVERT KEMP PROJECT MANAGEMENT



M. D. Calvert BA (Hons) Arch RIBA MCI Arb FRSA

Encl: - Documents as scheduled
 - Cheque

Cc: B. Cooke - Starcourt Developments Limited

RECEIVED 07 FEB 2008

6 February 2008

Date:

Sharon O'Connell
Development Control Manager
Environment Planning
London Borough of Camden
Camden Town Hall
Argyle Street
London WC1H 8EQ

Dear Madam,

Application Ref: 2007/6281/INVALID
143.1 pm. DEVELOPMENT, 5/7, BUCK STREET, LONDON NW1 8NJ; PLANNING APPLICATION

We refer to your letter of 11th January 2008 in response to a Planning Application made on 13th December 2007.

We note that you have checked the Application, hold it to be incomplete and request delivery of further information within 28 days of the date of your letter.

This response has involved the engagement of a number of specialist Practices each identified in this letter but if you require clarification or further copies of documentation we would be obliged if you would make your requests through this office to ensure that such are monitored, forwarded to the appropriate party at the appropriate time and tracked.

There is no particular order to the response other than it follows the general pattern of your letter and requirements related thereto.

Lifetime Home Standards:

- A policy statement prepared by Calvert Kemp Project Management

Transport

- A policy statement prepared by Calvert Kemp Project Management

BREEAM/ Code for Sustainable Homes/ SBEM BRUKL

- Pre assessment estimator for BRE BREEAM completed by RHB Partnership
- Pre assessment estimator for Sustainable Homes completed by RHB Partnership
- SBEM BRUKL Output Document completed by RHB Partnership
- Check on Part L 2A prepared by RHB Partnership

Reductions in use of Energy

- A policy statement by Calvert Kemp Project Management
- Specifications included in Credit Validation in BRE BREEAM completed by RHB Partnership

Crime

- A Policy Statement prepared by Calvert Kemp Project Management

The Site

- Environmental Report by Herts & Essex Site Investigations
- Geo-Environmental Report and Desk Study prepared by Barter Hill Partnership Limited