

Hand Delivered

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Development Control
Environment Department
London Borough of Camden
Camden Town Hall
Argyle Street Entrance
London
WC1H 8ND

14297/A3/JF
4th October 2007

Dear Sir or Madam,

ARTESIAN PROPERTY PARTNERSHIP – 7-15 WHITFIELD STREET, W1T 2SB
PLANNING & CONSERVATION AREA CONSENT APPLICATIONS.

On behalf of our client, Artesian Property Partnership, please find enclosed a conservation area consent application and a full planning application in relation to the above site.

The conservation area consent application seeks the partial demolition of the existing building on the site. The Full Planning Application seeks the redevelopment of the site by the erection of a part 2, part 3, part 5, part 6-storey building with retained basement, for uses comprising 22 self-contained residential units (Class C3), Class B1 / D1 / D2 floorspace, a secondary electricity substation (Sui Generis) and ancillary facilities including service provision with retained vehicular access from Whitfield Street, refuse store and cycle parking.

Accordingly, we hereby enclose 11 copies of the following application documentation for your Council's consideration:

- Site Location Plan (1:1250 scale);
- Planning Application Forms;
- Conservation Area Consent Application Forms;
- Certificate of Ownership;
- Schedule of Planning Application Fee & Cheque;
- Schedule of Application Documents;
- Schedule of Accommodation;
- Schedule of Architectural Drawings;
- Descriptions of Development;
- Planning Statement;
- Transport Statement, prepared by Paul Mew Associates (October 2007);
- Design & Access Statement, prepared by ADZ Architects (October 2007);
- Sunlighting & Daylighting Report, prepared by Schatunowski Brooks (October 2007);
- EcoHomes 2005 – Preliminary Assessment, prepared by Scott Wilson (October 2007);
- BREEAM for Offices 2006 - Preliminary Assessment, prepared by Scott Wilson (October 2007);
- Energy Statement, prepared by Scott Wilson (October 2007);
- Ecological Appraisal, prepared by Waterman CPM (October 2007); and,
- Architectural Drawings (October 2007) (A1 & A3 size), prepared by ADZ Architects (October 2007).

Certificate No. FS 29637



We also enclose a cheque in the sum of £10,600 in payment of the appropriate planning application fee for the full planning application.

Pre-application discussions regarding the above proposal were held with Planning Officers on 10th July 2007. During the abovementioned discussions, it was confirmed that the scale, form, appearance, dwelling type and uses proposed as part of this proposal (and hereby submitted) is considered by the Council to be acceptable. It was acknowledged that the form of the revised development replicated the rhythm and scale of the surrounding area.

It is considered that the proposal that forms the subject of the enclosed full planning application and conservation area consent applications has been designed in accordance with the Council advice and accords with the requirements of the Council's Planning Brief (no. 33), Site Specific Proposal No.44, Central London Area Policy the Replacement Camden UDP (Adopted June 2006), Camden Planning Guidance (Adopted December 2006), the London Plan (Published February 2004) and other relevant regional and national planning guidance.

The proposal introduces a number of benefits to Camden which should be considered in the determination of these applications, including: the provision of jobs; affordable and family homes; potential floorspace for medical or other community related uses; ecological improvements; financial contributions towards local infrastructure and services; and, the replace of an unattractive building with a sustainable, car-free, high quality development.

We should be grateful if you would sign and return the enclosed copy of this letter to confirm that the London Borough of Camden has duly received this planning application and conservation area consent application.

We look forward to receiving the abovementioned copy letter of acknowledgement and to discussing this proposal with you further. In the meantime, if you require any further information or wish to discuss matters further, please do not hesitate to contact the writer.

Yours sincerely


JUSTIN KENWORTHY
Associate

Enc.

Date of receipt

Signed

Name

Position

- | | | | |
|------|----------------|---|-------------------------------|
| c.c. | Malcolm Wynder | - | Artesian Property Partnership |
| | Zsolt Moldan | - | ADZ |
| | Karl Walker | - | Scott Wilson |
| | Ian Absolon | - | Schatunowski Brooks |
| | Julian Arthur | - | Waterman CPM |
| | John Ross | - | Paul Mew Associates |