



Contact Paula McClinton  
Direct Dial 020 7647 7242  
Email paula.mcclinton@cluttons.com  
Fax 020 7647 7077

**John Carter**  
Development Control Planning Services  
London Borough of Camden  
Town Hall  
London WC1H 8ND

8<sup>th</sup> September 2006

**Application Reference:** 2006/3566/INVALID  
**Associated Reference:** 2006/3440/INVALID

Dear John,

Town and Country Planning Acts 1990 (as amended)  
**INCOMPLETE APPLICATION**

Address: **35 Upper Park Road**  
**London, NW3 2UL**

**Proposal Description: Demolition of existing building and construction of a new building containing 6 apartments (1 x 1-bed, 4 x 2-bed, 1 x 3-bed), underground parking and common areas including a gym and swimming pool.**

Thank you for your guidance regarding additional information required to process the application. The team has now addressed all the issues raised in your 14<sup>th</sup> August letter (attached). I will discuss each point in turn as per your structure and explain how we have resolved any issues:

- The enclosed plans are now at a scale of 1:50 and are annotated showing materials.
- Existing and proposed boundary treatments are included in three additional sheets (Nos. 19, 20 + 21).
- Sheet 14 of the plans includes a 1:20 detail of the proposed planted roof. An extract from a manufacturer's guide is also included.
- The plans and written statement have been amended to reflect the correct number of bedrooms for Apartments 3 and 4.
- The proposed spa has now been re-named 'gym' (for residents' use only) and occupies ground floor only. The lower level of the gym has been changed to storerooms and a bicycle room, and an additional parking space has been incorporated into the layout. The only likely machinery will be an air-conditioning system, exercise bicycles and rowing machines.
- A 1:50 section running through the site is detailed at Sheet 3 of the plans.



- A 'Daylighting Impact Assessment' has been produced by XCO2 and is included with the application documentation as a separate report. It concludes in the Executive Summary:

*'In short, based on XCO2's analysis using the information provided to us by the architect and the methodology set forth in the BRE guidelines, the new development has only a negligible impact on daylight and sunlight levels of the neighbouring properties'.*
- The 'Street Facades' plan is correct.
- A 'Detailed Report on Existing Vegetation on Site' (23<sup>rd</sup> August 2006) has been produced by John Medhurst, Landscape Consultant, and assesses each existing tree and plant specimen. Mr Medhurst concludes that each specimen is 'not worthy of retention', with the exception of the Common Pear tree in the garden of No. 33 Upper Park Road, which abuts both properties. Although this tree is 'not a particularly good specimen' of its kind it is protected by way of a Tree Preservation Order. In order to ensure the tree's continued health, the architects have incorporated a buffer zone within their scheme, which will protect the tree's root system. The assessment also includes a site plan and photographs for identification purposes.
- XCO2's detailed 'Renewable Energy Study' investigates the sustainability and energy efficiency of the proposed scheme. Headline findings reveal:
  - i. Camden's targets for reduction of Greenhouse gases by installation of renewable energy resources including solar thermal or photovoltaic panels, will be met or exceeded;
  - ii. Better insulation and a higher standard of air-tightness than required by the current part L regulations;
  - iii. High levels of daylighting will be included to reduce lighting load and provide passive solar gain. Installation of low e-glass and high quality glazing units will have a U-value of 1.5 against a U-value of 2.0 required by Part L – an improvement reading of 0.5.
  - iv. An intensive green roof garden to the rear yard will reduce runoff as well as providing amenity space;
  - v. Intensive rainwater harvesting utilising basement storage tanks will link to the main roof, terraces and green roof, and will be used for toilet flushing and irrigation.

Although not requested in your letter, XCO2 undertook a detailed assessment of daylight issues relating to the proposed scheme, findings of which are included in the 'Daylighting Impact Assessment'. In the Executive Summary, the report states:

*'In short, based on XCO2's analysis using the information provided to us by the architect and the methodology set forth in the BRE guidelines, the new development has only a negligible impact on daylight and sunlight levels of the neighbouring properties'.*

The proposals submitted reflect the guidance and comments laid down in your letter dated 14<sup>th</sup> August (attached). The Heder Partnership and Kevin Fellingham Architecture have produced an exceptionally designed scheme that is inclusive, energy conscious and sustainable, which enhances the character and appearance of the Parkhill and Upper Park Conservation, while adhering to relevant national, strategic and local policy guidance.

We hope that the information provided can expedite a positive result. Please do not hesitate to contact me on the above number if you wish to discuss.



Chartered Surveyors • Property Consultants

Cluttons LLP, Portman House  
2 Portman Street, London W1H 6DU  
Tel 020 7408 1010

[www.cluttons.com](http://www.cluttons.com) bx 44432 Marble Arch

Yours sincerely,

Paula McClinton  
**Senior Planning Consultant**  
**Cluttons LLP**

cc (letter only): Adam Sebba (Sebba Investments)  
Brad Pinchuck (The Heder Partnership)  
Kevin Fellingham (Kevin Fellingham Architecture)