

To: Charles Thuaire
Senior Planning Officer
Regeneration & Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1 8ND

Date: 8th October 2013

Ref: 246/020/13.10.08/pl

Dear Mr. Thuaire,

**Re: Planning Application Ref: 2013/0643/P
61-63 Rochester Place, London NW1**

I am writing with reference to your email dated 30th September 2013 regarding survey levels and plan dimensions at 57-59 Rochester Place and survey levels at 7 Reeds Place.

A meeting took place on 4th October 2013 at 9:45am attended by Michael Hennessy of MJH Surveys and Gill Scott. The purpose of the meeting was to clarify various measurements and levels that Ms Scott was disputing along Reeds Place.

May I point out that Ms Scott has not instructed surveyors to conduct a measured survey and therefore – whilst she has suggested that measurements contained in my clients planning application are inaccurate - she has not supplied any formally measured survey data herself.

57-59 Rochester Place.

As advised in my e-mail of the 27th September I carried out a survey to check dimensions and levels along the party wall with 57-59 Rochester Place at the second floor and roof levels. Our drawing has always showed the proposed second floor in line with the neighbouring front façade at second floor.

I established on site that the facades should have been set back by approximately 200mm. This resulted in an update to the location of the front façade at both properties. I can now categorically confirm that the revised proposed Second Floor Plan, 246-209H, matches exactly what exists on site. Please find attached a formal issue of the substitute proposed Second Floor Plan, 246-209H.

In addition, following my site survey I can confirm that the vertical levels are correct as shown on our current proposed drawings.

7 Reeds Place.

The main query raised by Ms Scott concerned ground levels and how these related to the ground floor windows along Reeds Place and their relationship with levels on the proposed extensions at 61-63 Rochester Place.

Mr Hennessy re-checked and recorded levels in this area. His measurements confirm that the data we have supplied with the planning application is correct. Please find attached his summary sheet, which shows the recorded ground levels, window levels and our parapet level at numbers 1, 2 & 7 Reeds Place.

In addition please see an overlay of his information superimposed on our drawing section D-D. You will see that our drawing is correct.

Outcome

We have now dealt with all matters that you have asked us to. We have met with Ms Scott as requested and verified the levels she was concerned about. It is clear that Ms Scott opposes the application. However, we have gone to great lengths to satisfy the Council and address all the concerns it has raised.

We believe that the Council now has all the information it needs to enable it to make a positive recommendation and grant planning permission.

Please would you ensure that the application is considered at the Member's Briefing as soon as possible.

Yours sincerely,



Robert Ellis
Director

cc. *Digits2Widgets*