

Richard McEllistrum
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London
WC1H 8NB

14 Regent's Wharf
All Saints Street
London N1 9RL

020 7837 4477
london@nlplanning.com

nlplanning.com

Hand delivered to Richard McEllistrum

Date 23 April 2014
Our ref 13015/JF/HP/6657845v3
Your ref 2013/6674/P

Dear Mr McEllistrum

Swain's Lane: Revised Information/Drawings (ref: 2013/6674/P)

We are writing on behalf of our client, The Earl of Listowel, to formally submit revised drawings and other information, further to what has already been agreed with the Council pursuant to our Planning Performance Agreement. This letter deals with design changes made further to those set out in previous correspondence dated 24 January 2014 and 17 February 2014. These letters are re-provided at Appendix 1 to this letter.

All revised drawings and information referred to in this letter can be found on the enclosed CD, as requested.

For ease of reference previous design changes (made in consultation with the Swains Lane Steering Group) comprised:

- 1 Increased set back of vertical mansard at second floor level on Swains Lane elevation (0.95m) on both buildings to minimise both short views of this level from Swains Lane and longer views. The mansard on the west building has been pushed back 8.6m from the Highgate West Hill edge of the building. All other set backs are c.0.8m. These set backs have resulted in the loss of one property from the East Building (12 units now proposed in total).
- 2 The height of the parapet on both buildings has been lowered by 0.485m. The minimum floor to ceiling height for the residential units is 2.6m - this complies with London Housing SPD requirements.
- 3 Retention of colonnade at ground floor level on corner of Swains Lane and Highgate West Hill but bringing forward of residential accommodation at first floor so that façade is continuous.
- 4 Retention of metal windows following consideration of changing to other alternatives.



The revised design has been further developed and amended in consultation with Charles Rose and John Duffy of your Council and the Swain's Lane Steering Group. We trust this scheme will enable the application to be determined at the 19 June 2014 Development Control Committee meeting with a positive recommendation, subject to the imposition of conditions and our client entering into a s106 agreement.

Since the application was submitted on 11 October 2013 our team has continued its consultation with the local community and Council officers. A significant amount of work has been undertaken by all parties to ensure the design has developed to respond positively to points raised during consultation.

There have been several meetings with representatives of the Steering Group and Officers at Camden Council – a list of those meetings is included in Appendix 2. Where Camden Council was not in attendance, officers were copied into relevant notes of meetings and party to on-going discussion on design development.

We set out below further changes to the scheme and the new information provided, dealing with 1) Design; 2) Transport; and 3) Other Matters.

1. Design

A full set of revised plans, elevations and sections and updated drawing schedule can be found at Appendix 3.

At the meeting on 20 February 2014, which was chaired by Charles Rose, general consensus was reached on the following matters.

- 1 The general layout of the ground floor, first floor and second floors.
- 2 The massing and height of the second floor, subject to further discussion on detailed design.
- 3 The proposed floorspace.
- 4 The general approach to the landscaping strategy (brown roof, mansard trellis and roof-top garden), subject to further discussion on the design of the trellis.

Further design development discussions have continued since this meeting resulting in the scheme now being presented to the Council. We discuss this in more detail below.

a. Design of the Second Floor

A simplified approach has been applied to the mansard roof profile and the roof parapet has been lowered and the step has been removed. The parapet has become more defined and the parapet detail thicker.

Projecting windows have been incorporated to create dormers with structural wooden trellis and zinc planters to be provided in the resultant recesses. The same articulation is proposed all the way round the building. The positioning of the fenestration is now different to that at first floor level. The width of the windows, including cheeks, are, however, no wider than the windows on the first floor façade.



The mansard trellis design will be constructed in timber to reflect the softer more verdant landscape behind.

The detail design of this element is shown on drawing ref: SWL-DAS-16.1 and SWL-DAS-16.2 and also within the Landscape Report prepared by Fisher Tomlin & Bowyer (FT&B) landscape at Appendix 4. This includes details on the planting specification and proposed management regime.

b. Fenestration at First Floor

As stated above, the window pattern at first and second floor level has been revised to provide a coherent language across the development. Bronze casement windows which comprise two large panes of glass are now proposed supporting the more relaxed feel of the building whilst still giving glazing proportions that relate to the character and design of the building.

c. Shopfronts

The shop fronts have been raised to a height of 4.3m. This gives a distinct increase to the shopfront dimensions and a corresponding reduction in the height of the residential storey above. This also brings about a reduction in the glazing proportion. The brick pillars between the shopfronts have been changed to painted render.

Should officers deem it appropriate our client is willing to accept a planning condition requiring the preparation and approval of a Shopfront Design Guide setting design parameters within which proposals for individual units will then need to adhere to.

d. Church Walk

The railings at ground floor level along the Church Walk elevation of the east building have been changed to brick with timber slats above to allow light and ventilation, and the materials used reflect the timber trellis at second floor level.

There is no access onto Church Walk from the development.

e. Gap between the East and West Buildings

The low level brick wall has been replaced by a higher level part brick/ part railing feature with hedge/planting in front. The kink has been removed to give greater flexibility for the future use of the space between the buildings i.e. seating, small retail kiosk(s).

2. Transport

The following transport information can be found at Appendix 5.

Drawing/Report Ref	Drawing/Report Title	To Supersede
120578A_SK01 Rev D	Loading Bay Proposals	-
120578A/A/03	Residential Parking Layout	-
120578A/AT/D01	Swept Path Analysis Residential Parking Space 1	120578A/AT/D01 Rev B
120578A/AT/D02	Swept Path Analysis Residential Parking Space 2	120578A/AT/D01 Rev B
120578A/AT/D03	Swept Path Analysis Residential Parking Space 3	120578A/AT/D01 Rev B



Drawing/Report Ref	Drawing/Report Title	To Supersede
120578A/AT/D04	Swept Path Analysis Residential Parking Space 4	120578A/AT/D01 Rev B
120578A/AT/D05	Swept Path Analysis Residential Parking Disabled Space	120578A/AT/D01 Rev B
April 2014	Servicing Management Plan	January 2014

This information has been provided to address previous concerns raised about cycle parking, residential car parking layout and servicing arrangements. We summarise how these issues have been addressed below:

- 1 16 cycle spaces have been provided for the residential use. All cycle parking will be secure and covered. 10 of these cycle spaces will be located to the rear of the west building in the form of two-tier Josta stands. The other six will be located behind the east building in the form of three Sheffield stands. Eight cycle parking spaces in the form of four Sheffield stands will be provided behind the east building for retail staff parking.
- 2 Four car parking spaces and one disabled space are proposed to the rear of the building for residential parking. A Swept Path Analysis has been undertaken that demonstrates these spaces can be accessed/egressed without the need for vehicles to reverse out onto Highgate West Hill. A yellow hatched 'no parking' area will be provided next to the disabled bay to keep the turning area free.
- 3 The 9.5m long redundant crossover kerbside has been converted to a Loading bay and relocated to the western end of Swain's Lane. The new loading bay will have the same hours of operation as the existing 10m long loading bay (10am-12pm). The new loading bay will require a Traffic Management Order, as will any amendments to the operational hours. We have been advised by officers that Camden is looking to consult on changes to the Controlled Parking Zone and loading bay operational hours will form part of this consultation. The CPZ review and TMO process will be carried out by Camden themselves, so are separate to this application.

Following consultation with Vectos, John Duffy confirmed in his email of the 4 February 2014 that the transport proposals are acceptable.

John Duffy has also confirmed that the works to the public realm within the application site would be carried out by the Council's contractor with payment secured by way of a s106 planning obligation. We are still waiting for cost estimates for this work from your transport colleagues – please can this be provided as soon as possible.

You also requested confirmation of the existing ownership arrangement of the lock-up garages on site. Three of the lock-up garages are let on licence to local residents – a fourth is let to Mr Covington (owner of Covington's Florist). The forecourts in front of the garages along the Highgate West Hill frontage are used by the owners of the garages for access to their garages



3. Other Matters

a) Construction Management Plan (CMP)

A Draft CMP was submitted on 28 November 2013. You requested that this be revised to include reference to a two phased development. A revised Draft CMP including revised phasing plan is therefore enclosed at Appendix 6.

A construction period of 26 months is likely to be required should the development be constructed in two phases – the west building would be followed by east building. The option to phase the development, whilst extending overall site operations, could provide better site storage and access arrangements. Phased development might also allow the retention of some tenancies during construction period.

The construction programme will be confirmed once a contractor has been appointed. A final CMP will be submitted for the Council's approval prior to commencement of development and this can be secured by way of planning condition.

b) Draft s106 Heads of Terms, CIL and other possible controls

A draft note on the above is attached at Appendix 7. We would be happy to discuss this with you once you have had the opportunity to review.

Concluding Remarks

We have reviewed all the documents that accompanied the original submission (submitted on 11 October 2013) to see if any changes are required to the findings or conclusions.

As set out above, the revised design has evolved as a result of on-going consultation. The new design therefore positively reflects both what officers and the local community want to see on the site. Paragraph 5.3 of the Heritage Impact Assessment remains relevant as it is still considered that the proposed development will enhance the character and appearance of the Dartmouth Park Conservation Area, and preserve the setting of adjacent heritage assets. As such, the scheme complies with Core Strategy Policy CS14 and Development Policy DP24 which seek development of the highest standard of design, respecting local context and character.

Paragraph 8.3 of the Planning Statement also remains pertinent as the proposed development will continue to provide a mix of uses comprising much needed new residential dwellings (albeit one fewer unit than originally proposed) and new retail units which reflect the prevailing character of the neighbourhood centre. It will provide retail units that will appeal to small and independent businesses, create active frontages along both Swain's Lane and Highgate West Hill and provide significant public realm improvements to the benefit of the local residents and other visitors to the area. The constraints of the site prevent the provision of on-site affordable housing. However, The Earl of Listowel is committed to contributing to affordable housing in Camden and therefore proposes to make the full financial contribution in accordance with policy. It is considered the proposal directly complies with all policy at all levels.

The findings of all the other reports that accompanied the original submission remain relevant to the revised submission.



Moving Forward

We trust that this application can now be presented to the 19 June 2014 Development Control Committee. As set out in the PPA we request to see a draft of the committee report, including planning conditions and obligations in due course.

In the interim, we would welcome details of the lead in dates up to the July committee relating to the re-consultation process and preparation of the committee report.

Please contact James Fennell or myself should you wish to discuss any matters in this submission or if further information is required.

Yours sincerely

A handwritten signature in black ink that reads 'Hayley Phipps'.

Hayley Phipps
Associate Director

Copy	Charles Rose	-	LB Camden
	Liam O'Connor	-	Liam O'Connor Architects



Nathaniel Lichfield
& Partners

Planning. Design. Economics.

APPENDIX 1

NLP letter to Camden Council dated 24 January 2014 and 17 February 2014



APPENDIX 2

List of Meetings Post Submission

- i 16 January 2014 – NLP, LO and Steering Group representatives
- ii 23 January 2014 – NLP, LO and Steering Group representatives
- iii 28 January 2014 – NLP, Vectos, Richard McEllistrum and Charles Rose.
- iv 20 February 2014 – NLP, LO, Steering Group representatives and Charles Rose
- v 20 March 2014 – NLP, LO and Steering Group representatives



Nathaniel Lichfield
& Partners

Planning. Design. Economics.

APPENDIX 3

Revised Planning Drawings and Floorspace Schedule



Drawing/Floorspace Schedule – April 2014

Drawing title	Drawing number	To supersede
Proposed Site and Context Plan	SWL/PL-10.0 Rev A	SWL/PL-10.0
Proposed Site Plan	SWL/PL-10.1 Rev A	SWL/PL-10.1
Proposed Basement Floor Plan	SWL/PL-11.0 Rev B	SWL/PL-11.0
Proposed Ground Floor Plan	SWL/PL-11.1 Rev E	SWL/PL-11.1
Proposed First Floor Plan	SWL/PL-11.2 Rev C	SWL/PL-11.2
Proposed Second Floor Plan	SWL/PL-11.3 Rev C	SWL/PL-11.3
Proposed Roof Plan	SWL/PL-11.4 Rev C	SWL/PL-11.4
West Building: Proposed West and South Elevations	SWL/PL-12.1 Rev B	SWL/PL-12.1
West Building: Proposed North and East Elevations	SWL/PL-12.2 Rev D	SWL/PL-12.2
East Building: Proposed South and East Elevations	SWL/PL-12.3 Rev C	SWL/PL-12.3
East Building: Proposed North and West Elevations	SWL/PL-12.4 Rev C	SWL/PL-12.4
West Building: Proposed Section A-A	SWL/PL-13.1 Rev C	SWL/PL-13.1
East Building: Proposed Section B-B	SWL/PL-13.2 Rev C	SWL/PL-13.2
Proposed Section D-D	SWL/PL-13.4 Rev A	-
Proposed Section E-E	SWL/PL-13.5 Rev A	-
Proposed Highgate West Hill Elevation/Context	SWL/PL-14.1 Rev B	SWL/PL-14.1
Proposed Swain's Lane Elevations & Context	SWL/PL-14.2 Rev B	SWL/PL-14.2
Part Elevation & Section Showing Windows/Trellis (1:20)	SWL/DAS/16.1 Rev A	-
Part Elevation & Section Showing Windows (1:20)	SWL/DAS/16.2 Rev A	-
Illustrative Plans – do not form part of application		
Proposed Illustrative Amenity Plan	SWL/DAS/10.2 Rev A	SWL/DAS/10.2
Design Evolution Plan	SWL/DAS/10.3 Rev A	SWL/DAS/10.3
Section C-C (at north boundary)	SWL/DAS/13.3 Rev A	SWL/DAS/13.3
Proposed Image 1	SWL/DAS/15.2 Rev A	SWL/DAS/15.2
Proposed Image 2	SWL/DAS/15.4 Rev A	SWL/DAS/15.4
Proposed Elevation Details A & B	SWL/DAS/15.5 Rev A	SWL/DAS/15.5
Selected Views of Proposal	SWL/DAS/15.6 Rev A	SWL/DAS/15.6
Swains Lane View Proposal	SWL/DAS/15.7	-
Rear View of Proposal	SWL/DAS/15.8	-
View from Church Walk (Second floor terrace)	SWL/DAS/15.9	-

Drawings submitted on 11 October 2013 that remain unchanged

Drawing title	Drawing number
Site Location Plan	SWL/PL/0.1
Existing Site Context Plan	SWL/PL/1.0
Existing Site Plan	SWL/PL/1.1
Existing Ground Floor Plan	SWL/PL/1.2
Existing West Building West & North Elevations	SWL/PL/2.1
Existing West Building South and East Elevations	SWL/PL/2.2
Existing East Building South and East Elevations	SWL/PL/2.3
Existing East Building West and North Elevations	SWL/PL/2.4



Drawing title	Drawing number
Existing Section A-A (West Building)	SWL/PL/3.1
Existing Section B-B (East Building)	SWL/PL/3.2
Existing Highgate West Hill Elevation/Context	SWL/PL/4.1
Existing Swain's Lane Elevation and Context	SWL/PL/4.2
Tree Protection Plan	DFC 1246 TPP Rev C

AREA SCHEDULE

EAST BUILDING	RESIDENTIAL UNIT TYPE	COMMERCIAL UNIT TYPE	FLOOR	GR-INTERNAL AREA m ²	GR-INTERNAL AREA ft ²	GROSS EXTERNAL AREA m ²	GROSS EXTERNAL AREA ft ²
E5	3 BED (5P)		SECOND	106	1141		
E4	2 BED (3P)		SECOND	61	656		
			2ND FL TOTAL			215	2313
E3	2 BED (3P)		FIRST	67	721		
E2	2 BED (3P)		FIRST	66	710		
E1	2 BED (3P)		FIRST	68	732		
			1ST FL TOTAL			266	2862
			GD FL CIRCULAT'N			71	764
R8		SHOP	GROUND	38	409	45	484
R7		SHOP	GROUND	48	516	57	613
R6		SHOP	GROUND	84	904	100	1076
	SUB-TOTAL 5No. FLATS		RESIDENTIAL SUB-TOTAL	368	3960	552	5940
		SUB-TOTAL 3No. SHOPS	COMMERCIAL SUB-TOTAL	170	1829	202	2174

WEST BUILDING	RESIDENTIAL UNIT TYPE	COMMERCIAL UNIT TYPE	FLOOR	GR-INTERNAL AREA m ²	GR-INTERNAL AREA ft ²	GROSS EXTERNAL AREA m ²	GROSS EXTERNAL AREA ft ²
W7	2 BED (4P)		SECOND	76	818		
W6	3 BED (4P)		SECOND	133	1431		
	W6 Terrace = 244m ²						
			2ND FL TOTAL			259	2787
W5	2 BED (4P)		FIRST	87	936		
W4	2 BED (4P)		FIRST	76	818		
W3	2 BED (4P)		FIRST	79	850		
W2	2 BED (4P)		FIRST	84	904		
W1	3 BED (5P)		FIRST + SECOND	90	968		
			1ST FL TOTAL			522	5617
			GD FL CIRCULAT'N			62	667
R5		SHOP	GROUND	70	753	83	893
R4		SHOP	GROUND	70	753	80	861
R3		SHOP	GROUND	69	742	74	796
R2		SHOP	GROUND	95	1022	105	1130
R1		SHOP	GROUND	80	861	89	958
PLANT	requirement TBC		BASEMENT	80	861	0	0
	SUB-TOTAL 7No. FLATS		RESIDENTIAL SUB-TOTAL	625	6725	843	9071
		SUB-TOTAL 5No. SHOPS	COMMERCIAL SUB-TOTAL	384	4132	431	4638
	TOTAL 12No. FLATS		TOTAL RESIDENTIAL	993	10685	1395	15010
	TOTAL 8No. SHOPS		TOTAL COMMERCIAL	554	5961	633	6811
			OVERALL TOTAL	1627	17507	2028	21821

Note: Basement excluded from gross external total



Nathaniel Lichfield
& Partners

Planning. Design. Economics.

APPENDIX 4

Landscape Report prepared by Fisher Tomlin & Bowyer



Nathaniel Lichfield
& Partners
Planning. Design. Economics.

APPENDIX 5

Revised Transport Information prepared by Vectos



Nathaniel Lichfield
& Partners

Planning. Design. Economics.

APPENDIX 6

Revised Draft Construction Management Plan



Nathaniel Lichfield
& Partners

Planning. Design. Economics.

APPENDIX 7

Draft Heads of Terms, CIL and other possible controls