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FAO: Ms Tania Skelli-Yaoz

14 July 2014

Our ref: NEL/RHTU/J6839

Your ref:

Dear Madam

27-29 Whitfield Street, London  
Planning Application Reference 2013/8158/P

Further to your email to Rachel Turner of this office on 7 May 2014, we set out our formal response in this letter. We discuss each matter in turn.

#### Land Use

1. **Use and Mix:** The proposed two studios have been designed within the context of the constraints of the existing building. Due to the small size of the building, and the proposed mixed-use development, it is not intended to provide a large penthouse or family type residential unit. Within the context of the mixed use proposals for the building, it is proposed to provide new commercial units providing employment space for small-scale businesses in the local area. Policy DP5 states that the Council will have regard to the character of the development, and the site size, and any constraints on including homes of different sizes. Supporting paragraph 5.8 states that where a development involves re-use of an existing building, this may limit the potential to provide a range of dwelling sizes. The size of the building does not enable two larger private residential units to be provided and notwithstanding the Council's priorities in providing larger scale residential units, it is considered that providing two smaller scale residential units is more appropriate to the area and will make an important contribution to housing provision.
2. **Access:** In response to other comments, separate entrances at ground floor level for the offices and residential uses have now been provided on the drawings. The revised drawings are submitted as part of this package.
3. **Waste and recycling:** The drawings have been amended to illustrate where waste and recycling points will be provided within the office and residential units.

## Amenity

4. **Plant:** Acoustic Consultants Clarke Saunders Associates have confirmed that in their experience, readings obtained during the week and readings obtained at weekends do not significantly differ at locations within central London. The Acoustic Report submitted as part of the application confirms that any noise emissions from the proposed plant can be adequately controlled through appropriate attenuation methods and this can be agreed through a planning condition.
5. The provision of heating and cooling equipment is required for the development. The cooling equipment would need to be provided on the roof. Therefore, it is considered that it is a more efficient use of space to place all of the requisite plant equipment in one well-planned, consolidated location on the roof rather than separating the plant out into separate locations within a small building. By providing all of the plant on the roof, this allows all of the floorspace within the basement to be maximised and brought into efficient and modern office floorspace for new smaller businesses in the local area. The plant has been carefully designed and located so that it does not have an adverse effect on the amenity of surrounding residents. Furthermore, the plant has been set back in order to minimise the visual impact from street level.
6. **Lower terraces:** The drawings have been amended to illustrate the existing lower rear roof terraces.
7. It is confirmed that the rear rooflight is openable.
8. **Top terrace:** The design of the proposed top terrace has now been amended to be set back from the edge of the building on all sides by 0.5 metres. This would mitigate potential for overlooking.

## Design

9. **Design/conservation officer observations:** The principal comments made by the design officer involve a request to reduce the prominence of the roof terrace by setting in the balustrade from the perimeter of the building. This is now shown on the revised drawings submitted as part of this package.
10. *Stair enclosure:* The design officer queried whether the stair enclosure at roof level could be pulled back towards the plant room. However, the existing layout of the roof is designed to take account of the Daylight and Sunlight analysis. Therefore, it is not possible to build in that zone on the roof and it was concluded that the proposal would need to work with the existing stair.
11. *Materials:* The design officer requested further information relating to the proposed materials. We would anticipate a condition in order to agree a sample of the proposed

materials to ensure the Council can approve the exact colour and detailing of the materials proposed.

12. *Lightwell*: The proposed infilling of the lightwell is considered to be the most appropriate solution. The existing lightwell is a health and safety issue with rubbish collecting there at present. The proposals would significantly improve upon the existing situation, aesthetically enhancing the appearance of the lightwell and preventing it to be used as a place for rubbish. Taken together with the overall improvement to the existing building, it is not considered the proposed glazed enclosure of the lightwell would result in any harm to the character of the conservation area.
13. **Drawings**: Contextual drawings have now been prepared and they are submitted as part of this package. The revised drawings illustrate the relationship of the site to both of the buildings on either side.

#### Transport

14. It is agreed that the residential units can be secured as car-free through the draft legal agreement.
15. It is understood that a Construction Management Plan is recommended to be secured as part of the legal agreement. We would agree that this can be secured by condition.
16. Highway works – We await the Council’s advice in respect of the highway works.
17. Open space contribution – It is noted that the Council will confirm the need for a financial contribution towards open space provision once final drawings are received. However, due to the fact that private amenity space is provided within the proposed development and the close proximity of Colville Place gardens, it is considered that an open space contribution is not appropriate in this instance.

We trust the additional information addresses comments raised and would be grateful for your confirmation that the Council is now able to approve the proposals.

Yours faithfully



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