

19.01.2015

For the attention of Planning Officer Mr Jason Traves

Planning Services
London Borough of Camden
2nd Floor, 5 Pancras Square
Camden Town Hall
Judd Street
London
WC1H 9JE

Dear Jason,

Re: A full planning application for a proposed conversion of the existing roof space into a studio apartment, the introduction of 2 front dormers, 1 rear dormer, 1 rear skylight and associated internal alterations at:

Address: 146 Camden High Street, London, NW1 0NE.

Further to our ongoing discussions and recent consultation, please find enclosed a Full Planning Application package for the above address for your attention.

The application has been submitted via an online application through the Planning Portal and the package includes the following:

- A completed online Planning Application Form
- A planning application fee (paid online via Planning Portal) of £385.00
- A copy of the issued Leaseholder Notification Letter
- A supporting Planning Statement (by others)
- A completed Community Infrastructure Levy (CIL) form
- A supporting Design and Access Statement, including supporting information:
 - Appendix I Previously refused planning drawings, Decision Notice and Officer Delegated Report at 146 Camden High Street dated 11th September 2006 including the erection of a mansard-style roof extension to create a one-bedroom. (Ref. 2006/2918.P)

One set of the existing and proposed planning drawings enclosed:

- 1492-E01-00 OS Site Plan at 1:1250 and Existing Site Photos
- 1492-E02-00 Existing Ground and First Floor Plans at 1:100
- 1492-E02-01 Existing Second, Third Floor and Loft Plans including Upper Third Floor landing at 1:100
- 1492-E03-00 Existing Front and Rear Elevations at 1:100
- 1492-E04-00 Existing Section AA' at 1:100

- 1492-P02-00 Proposed Loft and Roof Plans at 1:100
- 1492-P03-00 Proposed Front Elevation at 1:100
- 1492-P03-01 Proposed Rear Elevation at 1:100
- 1492-P04-00 Proposed Section AA' and Location Plan at 1:100/1:200

The existing property is a four storey mix use building with an existing commercial unit at ground and residential units to the upper floors.

The existing area around the site is a mixture of residential, commercial and retail uses with the majority of properties having ground floor commercial units with residential dwellings above with loft conversions incorporating front and rear dormers.

The site lies within Camden Town Conservation Area and is identified within Camden Town Sub Area 1: Commercial. The site is not within a flood risk zone as specified by the Environment Agency.

The proposal includes the conversion of the upper level (loft) currently not in use into a new residential unit.

The number of residential units within the building will increase to 4 in total (3 x existing 1 bed flats and 1 new studio flat within the existing roof/loft area). The existing flats to the lower levels will be retained.

In addition the proposal includes the introduction of 2 x sensitive traditional lead front dormers on the existing top floor set back from the existing architectural featured parapet wall and 1 rear dormer and 1 skylight above the proposed private staircase to match the front and rear facades and similar adjoining and neighbouring properties. It also includes internal alterations such as the introduction of a new private staircase within the main stair core leading to the new studio flat in the existing loft/roof space.

The appearance of the proposed works will remain in keeping with the existing building and neighbouring properties and does not materially disturb the prevailing character of this area. The proposed works will be of a high standard and incorporate the use of high quality materials.

The proposal has taken into consideration the reasons for refusal of the previous planning application (refer to Design and Access Statement - Appendix 1 for relevant drawings ref.2006/2918/P) in terms of overall size and appearance to provide a more sympathetic scheme in relation to the surrounding area.

The application drawings submitted are to scale when printed on A3 size paper.

We have completed the CIL form as part of this application as discussed. Please can you confirm whether the CIL is applicable as the proposal does not create any new floorspace to the existing property.

We trust the application is in satisfactory order and you will consider this application for approval.

Again we thank you for your guidance and co-operation with the application, should you have any further queries please do not hesitate to contact me.

Yours sincerely,



Peter Koumis

Cc (Applicant)