

**BY POST AND EMAIL**

Our Ref: BH/MR/12551

(email address: [matthew.roe@cgms.co.uk](mailto:matthew.roe@cgms.co.uk))

Direct Dial: 0207 832 1475

FAO: Alex McDougall  
London Borough of Camden  
Development Management  
2nd Floor  
5 Pancras Square  
N1C 4AD



140 London Wall  
London EC2Y 5DN

Tel: 020 7583 6767

Fax: 020 7583 2231

[www.cgms.co.uk](http://www.cgms.co.uk)

Offices also at:  
Birmingham, Cheltenham,  
Dorset, Edinburgh,  
Kettering, Manchester,  
Newark

19<sup>th</sup> February 2015

Dear Sirs,

**140 – 146 CAMDEN STREET, NW1 9PF  
PLANNING APPLICATION 2014/7908/P**

I write on behalf of our client Elebro Limited with regard to the above planning application to submit further changes to the scheme. Amendments to the scheme have been made in response to:

1. The further public exhibition on 5<sup>th</sup> February 2015;
2. The formal representations from the local residents;
3. The feedback from the Major Cases Forum on 3<sup>rd</sup> February 2015;
4. The feedback from internal consultees; and
5. Received advice from the Housing policy officer.

The changes are detailed as follows:

*Block A*

- The parapet level has been dropped from 38.73 AOD to 38.33 AOD. The parapet is now 2.3m higher than that of 2 – 8 Bonny street.
- The bay adjacent to Morgan House (Pulse House) has been moved back from the parapet edge by 100mm and top floor recessed to act as a transition from the listed buildings, 2 – 4 Bonny Street. This also increases the daylight and sunlight to the residents in Bonny Street, which the addendum to the daylight and sunlight assessment.
- South facing windows have been added to the wheel chair unit at first floor level, which ensures this flat is dual aspect and provide cross ventilation.
- At ground floor level of the wheelchair unit, the windows have been set back to create defensible space with a metal balustrade of 1.2m height and added planters.

*Block B*

- The parapet level has been dropped from 44.30 AOD to 43.85 AOD.
- Fenestration has been added at the upper levels of the north elevation through the provision of a set of windows at all levels.

- The entrance to the lobby has been rationalised and moved away from the entrance to the wheelchair unit. The cycle parking for the shared ownership units has been relocated here.
- The design of the lightwell situated in the commercial area is detailed on Drawing CSC3\_313 (Section CC) which details the internal lightwells with glass wall on the boundary.
- Brick piers have been brought down to ground level to ground the building as requested.

#### *Block C*

- The arcaded element at the upper level has been removed and the residential accommodation has been reordered to further minimise the height and the impact of the proposal on the surrounding area. Furthermore, the parapet level has been lowered to 50.35 AOD, which is the same level as the roof top level of Regent Canalside. Finally the parapet is proposed in pierced blockwork to further reduce the impact. The addendum to the Townscape and Heritage Report produced by City Designer confirms that the main roof level is 52.23 AOD, which matches the parapet of Shirley House.
- The reordering of the residential accommodation at 6<sup>th</sup> and 7<sup>th</sup> floor mitigates the need for an additional lift. This therefore accords with the London Housing SPG.
- The commercial space has been re-arranged to allow more office space fronting onto the canal. The entrance to the commercial space has been relocated to the corner of Bonny Street and Camden Street to give it more prominence. The corner of Block C fronting onto Camden Street has been reorganised to provide lift and stair access down to the relocated cycle store which now has direct access onto the canal towpath.

#### *Block D*

- The parapet level has been dropped to the same level as Regent Canalside, 37.82 AOD (previously 37.98 AOD).

#### *Mix of Accommodation*

Consequently the number of residential units has been reduced from 53 to 51 but importantly the number of affordable units remains the same. Thus the overall percentage of affordable housing has increased to 23.6% from 22.6%. An updated and final Affordable Housing Viability Assessment is enclosed. The overall mix continues to adhere with the Council's housing mix policy defined within Camden's Development Management Plan Policy 5.

#### *Internal Layout*

In addition concerns were raised over the privacy between the communal roof terrace and the dwellings. The privacy screens will be at 1.8m high obscured glass. In addition the lantern to the courtyard has been lowered by 1m.

#### *Highways Response*

In response to the comments were received from the case officer on 13<sup>th</sup> February the flowing is detailed:

- The external doors do not open over the public footpath;
- Access routes to the cycle stores are 1.8m wide;
- Cycle lifts will be provided;
- Cycle Stores have been revised in accordance with CPG 7 'Transport'.

- Direct access has now been provided from the cycle stores onto Regent's Canal Towpath;
- 8 additional cycle parking spaces have been added to the commercial floorspace and the provision now totals 24 spaces;
- The electric car parking space at street level has now been omitted; and
- Changing facilities and showers for cyclists has now been provided.

#### *Description of Development*

The description of development has been revised to reflect the design changes through the application process and is now as follows;

"Demolition of existing buildings and erection of a part 4, 5, 6 and 8 storey building with basement to provide 1959 sq m of commercial floorspace and 51 residential units with associated landscaping".

The revised and further information comprises the following:

1. Addendum to the Townscape, Heritage and Visual Impact Assessment February 2015 – City Designer;
2. Addendum to the Daylight and Sunlight Report February 2015 – Anstey Horne;
3. Drawings December 2014 – Chassay + Last;

#### *Proposed Drawings (February 2015)*

• A110-Rev.A : Proposed Location Plan	1:1000
• A111-Rev.A : Proposed Site Plan	1:500
• A112-Rev.A : Proposed Lower Ground Floor Plan (Canal level)	1:20
• A113-Rev.A : Proposed Ground Floor Plan (Street level)	1:200
• A114-Rev.A : Proposed First Floor Plan	1:200
• A115-Rev.A : Proposed Second Floor Plan	1:200
• A116-Rev.A : Proposed Third Floor Plan	1:200
• A117-Rev.A : Proposed Fourth Floor Plan	1:200
• A118-Rev.A : Proposed Fifth Floor Plan	1:200
• A119-Rev.A : Proposed Sixth Floor Plan	1:200
• A120-Rev.A : Proposed Seventh Floor Plan	1:200
• A121-Rev.A : Proposed Roof Plan	1:200
• A211-Rev.A : Proposed South & West Context Elevation	1:500
• A212-Rev.A : Proposed North & East Context Elevation	1:500
• A213-Rev.A : Proposed West Elevation	1:200
• A214-Rev.A : Proposed South Elevation	1:200
• A215-Rev.A : Proposed East Elevation	1:200
• A216-Rev.A : Proposed North Elevation	1:200
• A311-Rev.A : Proposed Section AA	1:200
• A312-Rev.A : Proposed Section BB	1:200
• A313-Rev.A : Proposed Section CC	1:200
• A314-Rev.A : Proposed Section DD	1:200

#### *Floorspace Schedules (February 2015):*

- Proposed Residential Areas Dated 12.02.2015;
- Proposed Residential Area – Detailed Analysis Dated 12.02.2015;
- Proposed Residential Areas by units (GIA) – Detailed Analysis Dated 12.02.2015; and

- Proposed Residential Mix –12.02.2015.

The submitted documents demonstrate the response of the developer to the officer and public's comments and the works are considered appropriate as they comply with national and local planning policy. We hope that you positively take these design changes into consideration of the applications determination. If, in the interim, you have any queries please do not hesitate to contact either Bethan Hawkins or me at this office.

Yours faithfully,



**Matthew Roe**  
**Director**