



GERALDEVE

Planning Services  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8ND

72 Welbeck Street London W1G 0AY  
Tel. 020 7493 3338  
[www.geraldeve.com](http://www.geraldeve.com)

**FAO: Ms Tania Skelli-Yaoz**

2 February 2015

**Our ref: NEL/RHTU/J6839**

Dear Madam

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

Further to our recent correspondence and discussions, we write on behalf of the applicant to provide further information in support of the planning application, in response to comments raised during consultation.

#### **Amended Application Drawings and Section Drawing**

Following a further detailed survey and review of the comments on the application drawings provided by the Charlotte Street Association, we have submitted revised application drawings on 23 January 2015, which set out amendments to the proposed drawings, including the following.

- The set back of the proposed third floor terrace from Colville Place has been increased, to ensure it aligns with the adjoining terrace at 1 Colville Place;
- Building heights and width have been amended in line with the new survey;
- The location of windows on the ground floor has been marginally adjusted;
- The elevation of 1 Colville Place has been amended and terrace heights and detailing have been adjusted in line with the survey;
- The existing (dividing) parapet wall height between 1 Colville Place and the application site has been identified. This demonstrates that the increase in the height of the separating wall is marginal;
- The existing roof parapet line has been identified on the Colville Place and Whitfield Street elevations.
- The elevation drawings are annotated to show the extent of the proposed new extension relative to the existing roof line, as requested.

As requested, we enclose a further drawing of the Colville Place elevation (Drawing A-01.3-103 – G) and Section Drawing (A-42.6-031) showing the relationship between the proposal and the neighbouring building at 1 Colville Place. This addresses the relationship between the heights of the respective terraces and the proposed wall between the terraces.

As discussed and agreed no further elevation of this parapet wall is therefore required. An appropriate level of detail has already been provided of the courtyard elevation.

### **Noise Survey**

In response to objections relating to the impact of noise from the proposed rooftop plant enclosure on the neighbouring residential property, an updated Noise Survey has been prepared by Clarke Saunders. The updated noise survey is enclosed with a covering letter from Clarke Saunders dated 30 January 2015, which respond to the concerns raised by the consultation responses received, including the letter from Bickerdike Allen Partners.

The Noise Survey has been updated to take account of a change in the location of the proposed plant enclosure at roof level and the associated implications on the surrounding residential windows. The Survey notes that in terms of noise mitigation, the plant will be contained within an enclosure with sound absorptive lining and with ventilation provided by acoustic louvres.

The Noise Survey demonstrates that the proposals would comply with Camden's relevant noise emission criteria and that no additional mitigation measures are required.

It is therefore considered, that based on the updated Noise Survey, the proposals would not cause harm to the amenity of neighbours in terms of noise pollution and therefore accord with the requirements of Policies DP26 and DP28 of Camden's adopted Development Policies.

### **Other Matters**

We have previously responded to address other issues raised during consultation, as follows:

- It has been fully demonstrated that the proposal would not give rise to any unacceptable overlooking or loss of privacy to surrounding properties. We have provided view lines assessing the relationship between the proposed windows and any surrounding residential windows. This information has demonstrated that there would be no direct overlooking. Furthermore, notwithstanding this, the applicant has agreed to a planning condition for obscured glazing to the rear windows where indicated on the plans, as requested by officers.
- The applicant has also demonstrated that there would be no overlooking of the adjoining terrace at 1 Colville Place and has made design revisions in this regard, and agreed to a planning condition restricting the use of the third floor terrace for amenity purposes. The proposals therefore accord with Policy DP26 in terms of visual privacy and overlooking.
- In response to concerns regarding the impact of the proposed extension on the Conservation Area and the adjoining listed building, we have previously submitted an Additional Design Statement. It is considered that the proposed extension, together with the overall enhancement of the existing building would not harm any designated heritage assets and would significantly improve the appearance of the building in townscape terms.

In summary, the applicant has responded to all comments and issues raised during the consultation process and made revisions where necessary, together with agreement of necessary planning conditions, as sought by officers.

We would be grateful for confirmation of receipt and any further re-consultation to enable you to determine this planning application at the earliest opportunity.

Yours faithfully

*GERALD EVE LLP.*

**Gerald Eve LLP**

nlawrence@geraldev.com  
Direct tel. +44 (0)20 7333 6420

Enc. Drawings  
Noise Survey dated 30 January 2015