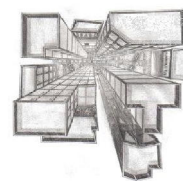


**KR PLANNING**  
**CHARTERED TOWN PLANNER**

183 SEAFIELD ROAD, BOURNEMOUTH, DORSET, BH6 5LJ



12 February 2015

Planning Services  
London Borough of Camden  
5 Pancras Square  
LONDON  
N1C 4AG

Dear Sir or Madam:

**TOWN AND COUNTRY PLANNING ACT 1990**  
**REDEVELOPMENT OF THE SITE TO REDEVELOP THE EXISTING DWELLINGS AND CREATE 10 NEW DWELLINGS (ALTERNATIVE SCHEME TO 2012/4782/P)**  
**SITE AT 17, 25-27 FERDINAND STREET, LONDON**

Please find enclosed a duly completed full application for the above-mentioned proposed development, submitted on behalf of my Client, Warmhaze Ltd. [REDACTED]

The application is made via the Planning Portal, and comprises the necessary forms and certificates and the following drawings:-

Proposed Context Plan	141205-A(GA)001	Scale 1;200@A1 – 1:400@A3
Proposed Ground Floor Plan	141205-A(GA)100	Scale 1;100@A1 – 1:200@A3
Proposed Mezzanine Floor Plan	141205-A(GA)105	Scale 1;100@A1 – 1:200@A3
Proposed First Floor Plan	141205-A(GA)110	Scale 1;100@A1 – 1:200@A3
Proposed Second Floor Plan	141205-A(GA)120	Scale 1;100@A1 – 1:200@A3
Proposed Third Floor Plan	141205-A(GA)130	Scale 1;100@A1 – 1:200@A3
Proposed Fourth Floor Plan	141205-A(GA)140	Scale 1;100@A1 – 1:200@A3
Proposed Roof Floor Plan	141205-A(GA)150	Scale 1;100@A1 – 1:200@A3
Proposed Section AA	141205-A(GA)300	Scale 1;100@A1 – 1:200@A3
Proposed Section BB	141205-A(GA)301	Scale 1;100@A1 – 1:200@A3
Proposed Section CC	141205-A(GA)302	Scale 1;100@A1 – 1:200@A3
Proposed West Elevation	141205-A(GA)400	Scale 1;100@A1 – 1:200@A3
Proposed North Elevation	141205-A(GA)401	Scale 1;100@A1 – 1:200@A3

Proposed East Elevation	141205-A(GA)402	Scale 1;100@A1 – 1:200@A3
Proposed South Elevation	141205-A(GA)403	Scale 1;100@A1 – 1:200@A3
Proposed North Elevation with Context	141205-A(GA)404	Scale 1;200@A1 – 1:400@A3
Proposed Elevation Detail	141205-A(GA)700	Scale 1;20@A1 – 1:40@A3
Proposed Entrance Gate	141205-A(90)001	Scale 1;100@A3
Proposed Landscape Plan	141205-A(LA)001	Scale 1;150@A1 – 1:300@A3
Existing & Proposed Site Location Plan	141205-A(GA)401	Scale 1;1250@A1

The following reports have been updated in support of the revised scheme:

- Design & Access Statement – CDS LLP
- Lifetime Homes Report – CDS LLP
- BIA – Pringuer James Consulting Engineers
- Daylight & Sunlight Study – Right of Light Consulting
- Transport Statement – URS
- Residential Travel Plan – URS
- Construction Traffic Management Plan – URS
- Sustainability Statement – Hodkinson
- Energy Statement - Hodkinson

#### The Proposal

The proposed works are described in detail in the design and access statement. In summary, the following is proposed as part of this application.

- The demolition of part of 17 Ferdinand Street (that with the flying freehold needs to be retained given the ownership arrangements) and the whole of 25-27 Ferdinand Street.
- The construction of a new building at 25-27 Ferdinand Street and a two additional upper floors across the enlarged building, which will house an additional 10 permanent residential units.
- Internal changes will provide a dedicated cycle store for the residential properties.
- Green roofs will be provided where applicable.

The external appearance of the building remains as per the extant permission [2012/4782/P](#).

#### Neighbours

I advise that a copy of the Design and Access Statement Addendum will be sent to neighbours whose email address is known.

#### Merits of the Application

The material change of circumstance between this application and the earlier approval is the change of use of the buildings from B1a Office to C3. All of the units are now completed and occupied.

Otherwise the building remains identical as that previously approved.

Conclusion

It is hoped that Members and Officers will recognise the significant planning benefits that could potentially accrue from this beneficial redevelopment, not least the delivery of additional permanent residential accommodation, which is the priority land use in the Development Plan.



Yours Sincerely



Kieran Rafferty  
**BA(URP) CUKPL MPIA MRTPI**