



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

13 February 2015

let.011.DG.S.00030163  
Planning Portal Reference PP-03981283

Dear Sir/Madam

**29-35 FARRINGDON ROAD, LONDON, EC1M 3JF**

On behalf of our clients, Threadneedle Pensions Ltd, we have submitted a planning application relating to the proposed re-development of the above site for:

The construction of 4 x two bedroom and 1 x one bedroom dwellings, and associated works

As such, we enclose the following documents within the attached CD

- Application forms, completed and signed;
- Site Location Plan;
- CIL Form;
- Notification List;
- Drawing package;
- Planning and Heritage Statement, prepared by Indigo Planning;
- Design and Access Statement, prepared by Ben Adams Architects;
- Daylight and Sunlight Report, prepared by Malcolm Hollis;
- Energy Statement, prepared by FHP;
- Code For Sustainable Homes Pre-Assessment;
- Transport Statement, prepared by Vectos;
- Archaeological Desktop Assessment, prepared by Archaeological Solutions;
- Noise Assessment, prepared by Hann Tucker; and
- Assessment of Jewellery Space Provision, prepared by Indigo Planning.

Circular 04/08 'planning related fees' provides for a 'free go' where an application has been withdrawn, the same applicant may submit without paying a fee, one further application for the same character or description of development on the same site, or part of that site. The previous application 2014/3391/P was withdrawn on 12 January 2015 and, as such, provides the basis for a free go for the accompanying application. As such, no application fee is required.

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The planning application follows on from a previous planning application submitted to London Borough of Camden on 20 May 2014 (Reference 2014/3391/P). Following submission of the application, discussions continued and it was considered more beneficial to withdraw the planning application and resubmit.

Since the submission of application 2014/3391/P, the following has been addressed:

**Principle of Development**

The principle of a wholly residential scheme has been justified and due to the constraints of the site make it difficult to practically include jewellery workspace in the scheme. The accompanying Assessment of jewellery space provision has already been submitted to the Council as part of the earlier application and commented on by the Economics Team at London Borough of Camden who accepted this point.

**Amenity of Neighbouring Units**

The relationship between the proposed building and the nearest bedroom window was reviewed. This has resulted in the top floor of the proposed development being cut back with the top floor now accommodating a one bed flat. The amenity and outlook from the bedroom window is now considered to be 'significantly better'.

**Code for Sustainable Homes**

An assessment was provided as part of the previous planning application. A new Pre-Assessment Report has been prepared by Building Energy Practice to support the accompanying application which demonstrates that Code 4 can be achieved.

**Parking Spaces**

No parking was provided in the previous scheme, and that remains the case here. The proposal would be car free.

Following the above amendments, in consultation with officers the accompanying planning application addresses all of the concerns relating to the previous application. As such, we are of the opinion that the revised scheme is acceptable.

indigo

If you have any further questions please do not hesitate to contact me.

Yours sincerely



David Graham

Enc: CD containing documents as above  
cc: Mr P Heyworth, Malcolm Hollis