

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1323/L	anabelle rodrigues	41 new court cottage lutton terrace nw3 lhd	09/04/2015 14:26:10	AMEND	<p>Camden Planning Application - 2015/0942/P</p> <p>With regards to the above Camden Planning Application 2015/0942/P, we have no objection to the nature of the works that the New End Primary School intends to carry out, according to this application. However, please accept this letter as our advising of a Class of Use discrepancy in application's documents.</p> <p>Class of Use discrepancy</p> <p>In section 18 of the planning application, the (Class of) Use of the site is defined as a 'Primary School'. Yet the site location plan provided by the applicant incorrectly includes the residential premises of the 41 New Court Cottage's basement. We would like to point ou that 41 New Court and its basement is classified as residential C3(a) and not "School Use"(D1 – Non-Residential institutions).</p> <p>We believe that the application did not intend to misrepresent the Class of Use for 41 New Court cottage's basement. Yet should there be a mistake in its representation, we would like to provide, amongst other pieces of history and evidence available, two selected facts supporting the above:</p> <ul style="list-style-type: none"> · The Cottage, including its basement, is listed grade II by the English Heritage (Listed Buildings and Conservation Areas) Act 1990 for forming integral part of the New Court Housing complex built by philanthropic solicitor Hugh Jackson. 41 New Court is listed as "a detached single-storey cottage with basement" and "forms integral part of the New Court (housing) complex", "probably formerly for caretaker of New Court. c1854". (Listing ID: 477333 dated August 1986). · Furthermore it is noted that the whole cottage is an open structure and the floor between the privately owned & single family occupied ground floor and the basement is a weakened and aged wood structure that does not offer any fire rating. As a result, the building is not appropriate for being converted to Mixed-Use by unrelated occupiers (i.e.: residential use with sleeping area by a family and storage by an unrelated party). Besides a breach of the Housing Act 2004 and the Regulatory Reform (Fire Safety) Order 2005, this would presents a considerable Fire Safety risk to both the Occupiers and Owners of the property. <p>We do note that the Camden Site Location drawings for New End School published by the Planning Authority online alongside the application appears to reflect the correct School use Premises (D1 – Non-Residential institutions). With correct boundaries in line with the School Land Registry titles ownership and the accurate Land Use.</p>

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