

**Development Control
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Paul Gorringe
Katz Vaughan
Unit 5, Chiltern Works
127 Chiltern Drive
Surbiton
Surrey
KT5 8LS

Your Ref:
My Ref: 2006/4666/P
Contact: **Thomas Smith**
Tel: 020 7974 5114

Date: 14 August 2007

Dear Paul,

**Re. Planning Application 2006/4666/P
18-22 Inverness Street, London**

Further to our site visit on Tuesday, I have considered the application further and whilst the roof extension and rear extensions to the main building are likely to be acceptable, I have concerns about the proposed house to the rear of the site.

The principle habitable room windows are located on the side elevation facing the storage room at a distance of approximately 2.7m. I consider that these rooms would receive poor levels of daylight / sunlight and would have an unsatisfactory outlook contrary to UDP policy SD6.

Furthermore, as neither the basement nor ground floors are level with the entrance then Lifetime Homes standards are not met contrary to policy H7. You should note that Building Control have also advised that this would not meet Part M requirements.

I therefore suggest that a two storey house with a ground floor level with the entrance and habitable room windows facing Early Mews would be more likely to be acceptable.

Internal provision for bicycle storage needs to be made for all proposed units. This could be provided communally for the units within the main building.

Finally, the proposal results in a significant increase in residential floorspace and is likely to exacerbate existing parking congestion and stress to the detriment of highway and pedestrian safety. To overcome this issue, the 3 self-contained flats within the main building and the proposed house fronting Early Mews will all need to be designated as car-free which would prevent occupiers from obtaining a residents parking permit in the area. This would need to be secured through a Section 106 Agreement.



August 14, 2007

For the above reasons, the application is not acceptable in its current form and is likely to be refused on or after 14th December 2006. If you wish to withdraw the application to avoid refusal, you should do so prior to this date in writing (email will suffice).

Any resubmitted application should include floorplans which accurately show the relationship with adjoining properties so that the impact of the proposal on neighbouring windows can be properly assessed. It should also include information relating to any sound insulation measures proposed for all of the units to ensure that they would not be subject to unacceptable noise disturbance from the bar/nightclub use at ground floor and basement levels.

You should also be aware that an objection has been received from the occupier of the ground floor and basement who states he has a 100 year lease on the property. However, you signed Certificate A on the planning application forms. This will need to be clarified within any resubmission.

I hope this is useful. Please contact me on the above number should you wish to discuss the matter further.

Yours sincerely

Thomas Smith
Senior Planner
Development Control

For Director of Environment and Culture