

our ref: **TV/Q50105**
your ref: 2015/1746/P
email: tom.vernon@quod.com
date: 02 June 2015



David Fowler
Principal Planning Officer – West Area Team
Development Control
Planning Services
London Borough of Camden
5 Pancras Square
London N1C 4AG

Dear David,

TOWN AND COUNTRY PLANNING ACT (AS AMENDED) 1990
ERECTION OF MANSARD ROOF EXTENSION AT 4TH FLOOR LEVEL, REAR EXTENSION AT LOWER GROUND AND GROUND FLOOR LEVELS, WITH CREATION OF 6 X FLATS AND SHOPFRONT ELEVATIONS
APPLICATION ON BEHALF OF MERCHANT LAND INVESTMENTS LIMITED

I am instructed by our client, Merchant Land Investment Limited, to submit updated plans relevant to our client's planning application for the following development, which is registered under application ref. 2015/1746/P:

“Erection of mansard roof extension at 4th floor level, rear extension at lower ground & ground floor levels, with creation of 6 x flats and shopfront alterations.”

The enclosed revised plans are submitted to update our client's planning application and seek to address issues raised in consultation with officers in respect of issues, as set out below.

Proposed Unit Mix

The enclosed revised first floor layout plan (ref. 696-GA01-P2) illustrates a revision to the original first floor plan. This revision seeks to remove the originally proposed studio (61.02 on plan ref. 696-GA01-P1), and provide a revised unit mix, to now comprise an addition two-bed unit. This is also the unit that would be wheelchair accessible with generous layout.

For the avoidance of doubt, the revised proposed mix is now as follows:

Unit Size	Number	Proportion of Units
Studio/1 bed	2	33%
2 bed	2	33%
3 bed	2	33%
Total	6	-



The proposed mix is considered to respond positively to the requirements of Policy DP5 in providing a range of unit sizes, each of which either meets or exceeds minimum housing standards.

Refuse Collection

The proposed locations for storage of domestic waste is illustrated on the updated floor plans provided (formally noted below). This is the only revision to the enclosed plans, with the exception of the aforementioned revised unit mix.

It is proposed that refuse will be placed outside on collection days, as per the existing arrangement with other residential units in the area.

Gas Light

I note that a gas light was indicated on the original application drawings. This was an aspiration of our client’s but one which does not form part of these application proposals. Reference to this is therefore removed from the revised ground floor plan.

Consultation Responses

From review of the Council’s online records, there are a few responses on which we wish to make comment, in the interest of completeness. I set these out at document 1 to this letter.

Revised Plans

For the avoidance of doubt, I request that the following application plans be superseded.

Originally Submitted Drawing	Drawing Title	Revised Drawing Reference
696-GE01-P1	General Arrangement – Proposed Front Elevation	696-GE01-P2
696-GS01 –P1	Proposed Section A-A 61 Charlotte Street	696-GS01 –P2
696-GS02-P1	Proposed Section B-B 63 Charlotte Street	696-GS01-P2
696-GA00-OptA-P1	General Arrangement Proposed Ground Floor Plan Option A – Open Plan	696-GA00-OptA-P2
696-GA00-OptB-P1	General Arrangement Proposed Ground Floor Plan Option B – Separate Units	696-GA00-OptB-P2
696-GA01-P1	General Arrangement Proposed First Floor Plan	696-GA01-P2

696-GA02-P1	General Arrangement Proposed Second Floor Plan	696-GA02-P2
696-GA03/04-P1	General Arrangement Proposed Third and Fourth Floor Plan	696-GA03/04-P2

We trust the above will be accepted as a formal revision to our client's planning application. However, given the limited impact that the proposed revisions will have on neighbouring properties, this will not require formal re-consultation. I trust that the proposed revisions will be viewed favourably, and welcome your feedback in this regard.

Please do not hesitate to call to discuss.

Yours sincerely,



Tom Vernon
Associate

Document 1 – Consultation Responses

Address	Consultation Comment	Applicant Response
Enca Navarro (Navarro's Restaurant), 67 Charlotte Street (adjacent property to the east)	Loss of light to neighbouring restaurant.	There are no policies seeking to protect restaurant amenity/outlook.
11 Brookfield Park	Unknown	This comment relates to application 2015/1444/P and is therefore irrelevant.
Stephen Brierley and Sophie Hubble, Park Pictures, (first floor) 59 Charlotte Street (adjacent to the west)	Clarification sought relative to the noise and disruption during construction.	The application submission is accompanied by a Construction Management Plan, and an acoustic assessment. Our client is happy to accept a condition to agree the detail of a detailed construction management plan with the Council prior to commencement of development.
Michael Romberg Flat 7 Maxcliff House Tottenham House London W1T 2AG	<ol style="list-style-type: none"> 1. Does not object to the proposed roof extension. 2. Wishes to see re-instatement of ornamental window on new higher level. 3. Applicant should pay for a new tree to be planted at the corner of Scala Street and Charlotte Street 	<p>The ornamental window is to be re-instated.</p> <p>Our client is willing to pay for a new tree to be planted, but this would fail the three Regulation 122 CIL tests for planning obligations. For this reason, it is not included within the application.</p>