

Development Control Planning Services
London Borough of Camden
Argyll Street
London
WC1H 8ND

4th September 2015

Dear Sir / Madam,

29-30 King's Mews, London WC1N 2JB Proposed Residential Development

Our client obtained permission in 18 July 2013 (No. **2012/3877/P**) for the partial demolition of the existing commercial and garage space at No.s 29 and 30 Kings Mews and its replacement with a new three storey building divided into four flats.

Since the granting of this permission our client has made a closer investigation of the intention to retain the existing robust concrete frame and floor slabs of the ground and first floors. The retention of this frame and floor slabs would bring substantial benefits by greatly reducing the amount of demolition required and consequently the amount of heavy construction for the new building. The resultant decrease in noise, traffic, construction time, general disruption to the public and use of resources (both materials and energy) would be considerable.

However, it appears that the existing first floor slab is in fact at a slightly higher level than the proposed equivalent slab has been shown in the permitted scheme. We have looked very carefully at the lightweight construction of the upper floors with a view to reducing the knock on effect of this on the overall height of the building. We have proposed a denser than usual lightweight steel structure in order to minimise floor thicknesses and have proposed the reconfiguration the roof edge facing the mews in order lower the apparent height as much as possible while retaining acceptable floor to ceiling heights at 2.3 m. The resultant height to the mews is 12.30 m which is some 500 mm higher than the currently permitted scheme.

In addition there are minor proportional changes to the elevational treatment to the mews.

We are seeking permission for a variation to the existing permission to allow the changes consequent upon re-using the existing concrete structure. As outlined above we feel that the benefits to be gained by doing so far outweigh the small amount additional height entailed.

The consented drawings are being replaced as follows:

29-30 2007 A with KM29/30-P001/002
3001-B29-30 KM with KM29/30-P101
3002-B29-30 KM with KM29/30-P102
3003-B29-30 KM with KM29/30-P103
3004-B29-30 KM with KM29/30-P201/202
3006-B29-30 KM with KM29/30-P301

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Hugh Cullum', with a long horizontal flourish extending to the right.

Hugh Cullum