

Address:	MTV Studios 17-29 Hawley Crescent London NW1 8TT		3
Application Number:	2015/1368/P	Officer: Kathryn Moran	
Ward:	Camden Town with Primrose Hill		
Date Received:	9 March 2015		
Proposal: Infill of the existing courtyard at first and second floor levels and creation of additional two storey extension to provide an additional 1,909 sqm of office floorspace and associated plant enclosure together with the provision of a reconfigured service space at ground floor level and alterations to the front façade on Hawley Crescent.			
Background Papers, Supporting Documents and Drawing Numbers: A1-DPA-01; A1-DPA-002; A2-DPA-003; A2-DPA-004; A2-DPA-005; A2-DPA-006 A2-DPA-007; A2-DPA-008; A2-DPA-009; A2-DPA-010; A2-DPA-011; A2-DPA-012; A2-DPA-013; A3-DPA-014; A3-DPA-015; A9-DPA-016; B1_02_22002; 015-2267-DWG-201; Archaeological Desk Based Assessment; Statement of Community Involvement; Transport Assessment; Planning Statement; Environmental Noise Report; Energy Statement; Design and Access Statement; Daylight Sunlight Report			
RECOMMENDATION SUMMARY: Grant conditional permission subject to S106 agreement.			
Applicant:		Agent:	
Viacom 17-29 Hawley Crescent London NW1 8TT		DP9 100 Pall Mall LONDON SW1Y 5NQ	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	B1	Office	9413m2
Proposed	B1	Office	11332m2

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	0	0
Proposed	0	0

OFFICERS' REPORT

Reason for Referral to Committee: a Minor Development that would result in the creation of more than 500m² of non-residential floorspace [Clause 3ii)].

1. SITE

- 1.1 The application site at 17-29 Hawley Crescent is located on the northern side of Hawley Crescent and south of the Regent's Canal between Camden High Street and Kentish Town Road. A small northern section of the site falls within the Regent's Canal Conservation Area; however the front section of the site, which the application relates to, is not located within a Conservation Area.
- 1.2 The building comprises ground and two upper floors and is in office use, occupied by Viacom responsible for television networks including MTV, the Comedy Channel, Nickelodeon etc. At ground floor level there is a central open courtyard which provides a servicing area accessed from Hawley Crescent.
- 1.3 The existing building, designed by Terry Farrell for TVAM television in the early 1980's, has two distinctive elevations. Its northern elevation presents a blue brick elevation which fronts the Regent's Canal. The southern elevation fronting Hawley Crescent comprises coloured fins and glazed curtain wall. The elevations of the central courtyard are lined with green/living walls. There is a large void which separates two three storey elements of the building above the ground floor frontage to the servicing area.
- 1.4 The existing building currently provides 9413m² of office floorspace and accommodates 600 employees.
- 1.5 The site is located within the designated area of Camden Town Centre. Hawley Crescent is one-way east (from Kentish Town Road) to west (to Camden High Street, north of Camden Road). The site has a Public Transport Accessibility Level (PTAL) of 6a (excellent). The site is within an archaeological priority area.

2. THE PROPOSAL

- 2.1 The proposal seeks planning permission to infill the courtyard at first and second floor level and erect a two storey glazed roof extension to create a new third and fourth floor and an additional plant roof on the roof of the proposed extension. A plant room set back from the front of the building is proposed. Green roofs are proposed to cover the roofs of the new additions.

- 2.2 The proposed infill and roof extensions will provide 1909m² of additional office Class B1 accommodation on the site to increase the office accommodation on site to 11,322m². The requirement for additional accommodation is due to the acquisition of Channel 5 by Viacom and the intention to consolidate all of Viacom's UK operation to one single site. This consolidation will result in an additional 200 employees within the site.
- 2.3 At ground floor level the proposal involves some reconfiguration of the courtyard service area. Servicing and refuse collection will be undertaken off street within the servicing area. The scheme involves the provision of 26 additional cycle spaces for the new employees.
- 2.4 The infilling of the courtyard will require the removal of the green wall panels which cover the three internal courtyard elevations. These panels are to be relocated to the south and western elevations and additional planting of 106m² of green wall panels and green roofs is proposed. The relocated green wall will replace the existing coloured fins at first and second floor level on the south western corner of the building.
- 2.5 The proposed sheer third and fourth floor extension above the infill extension would comprise a mix of solid, glazed and semi-transparent glass façade. The existing stair tower would be extended up to fourth floor level and clad with coloured fins as a continuation of the ground floor. Solar photovoltaic panels are to be installed to the southern edge of the roof.

3. RELEVANT HISTORY

December 1999 Planning permission was granted for installation of 9 air handling units at roof level, ref. PE9900453.

December 1999 Planning permission was granted for installation of emergency generator at roof level, ref. PE9900693.

October 2001 Planning permission was granted for installation of an additional satellite dish (diameter 2.4m) on existing flat roof, ref. PEX0100591.

September 2002 Planning permission was granted for installation of a transformer and associated housing measuring 2.35m high, 3m wide and 3m in depth, ref. PEX0100850.

June 2002 Planning permission was granted for installation of a 4.7 metre high satellite dish on the existing roof of the MTV building, ref. PEX0200394.

January 2010 Planning permission granted for internal alterations to provide additional floor space (Class B1), and external alterations including new plant at roof level and provision of new facade to eastern side of Hawley Crescent elevation, ref. 2008/4458/P.

May 2011 Planning permission granted for revisions to permission ref 2008/4458 (dated January 2010 (dated January 2010 for internal and external alterations to create additional office floorspace) to create further additional office floorspace, in ground, first and second floor extension, new facade treatment and alteration to roof level plant of TV studio/ office building (class B1a), ref: 2010/6203/P. This permission has been implemented.

A S.106 Legal Agreement attached to this permission secured the following requirements:

- Sustainability Plan with a post construction review;
- Travel Plan;
- Construction Management Plan;
- Service Construction Management Plan;
- Contribution for works to the highways £13,100; and
- Contribution for public realm improvements £20,00
- Environmental Contribution of £31,226.

4. **CONSULTATIONS**

Conservation Area Advisory Committee

- 4.1 Regents Canal Conservation Area Advisory Committee consulted: no comments received.

Adjoining Occupiers

<i>Number of letters sent</i>	31
<i>Total number of responses received</i>	0
<i>Number of electronic responses</i>	0
<i>Number of comments</i>	0
<i>Number of objections</i>	0

- 4.2 A site notice was erected on the 18 March 2015 allowing comments until the 9 April 2015 and a press notice was displayed on the 19 March 2015 allowing comments until the 9 April 2015.

5. **POLICIES**

- 5.1 **National Planning Policy Framework (NPPF) 2012
London Plan (consolidated with alterations since 2011)**

LDF Core Strategy and Development Policies (2010)

CS5 Managing the impact of growth and development
CS8 Promoting a successful and inclusive Camden economy
CS11 Promoting Sustainable and efficient travel
CS13 Tackling climate change through promoting higher environmental standards
CS14 Promoting high Quality Places and Conserving Our Heritage
CS15 Protecting and Improving our Parks and Open Spaces & encouraging Biodiversity
CS19 Delivering and monitoring the Core Strategy

DP1 Mixed use development
DP13 Employment premises and sites
DP16 The Transport implications of development
DP17 Walking, Cycling and public transport
DP18 Parking standards and limiting the availability of car parking
DP19 Managing the impact of parking
DP21 Development Connecting to the Highway Network
DP22 Promoting Sustainable Design and Construction
DP23 Water
DP24 Securing High Quality Design
DP25 Conserving Camden's Heritage
DP26 Managing the impact of development on occupiers and neighbours

Supplementary Planning Policies Camden Planning Guidance (CPG)

CPG1 Design (2014);
CPG3 Sustainability (2013)
CPG5 Town Centres, Retail and Employment (2013)
CPG6 Amenity (2011);
CPG7 Transport (2011)
CPG8 Planning Obligations (2015)

6. ASSESSMENT

6.1 The principal consideration material to the determination of this application and summarised as follows:

- Land use
- Design
- Residential Amenity
- Sustainability
- Transport

Land use

- 6.1 Policy DP1 seeks to provide a mix of uses within developments in order to facilitate sustainable development and reduce the need to travel between homes, services and jobs.
- 6.2 The total increase in office accommodation amounts to 1909m². Where a proposal would result in an increase in commercial floorspace of more than 200sqm in a Town Centre, a contribution to the supply of housing is expected in accordance with Policy DP1. Where appropriate up to 50% of the additional floorspace should be provided for housing. The initial requirement of this policy is to provide half of the additional floor space as residential use on site. The proposed extension would be used as offices for an existing user and no residential accommodation is proposed on the site.
- 6.3 Policy DP1 states that when considering the mix of uses and the appropriate contribution to the supply of housing, the Council will have regard to following:
- a) the character of the development, the site and the area;*
 - b) site size, the extent of the additional floorspace, and constraints on including a mix of uses;*
 - c) the need for an active street frontage and natural surveillance;*
 - d) the economics and financial viability of the development including any particular costs associated with it;*
 - e) whether the sole or primary use proposed is housing;*
 - f) whether secondary uses would be incompatible with the character of the primary use;*
 - g) whether an extension to the gross floorspace is needed for an existing user*
 - h) whether the development is publicly funded;*
 - i) any other planning objectives considered to be a priority for the site.*
- 6.4 Also, in the supporting text relating to Policy DP1, paragraph 1.23 outlines circumstances where a mix of uses on site may not be appropriate:
- where a floorspace increase is required to accommodate an existing user on a single site, for example to provide for expansion of a business;*
 - where housing is not compatible with the primary use, such as where the operational requirements of a specialised use would not allow the incorporation of private dwellings;*
 - where a secondary use cannot be satisfactorily accommodated by the site or buildings owing to their scale, limited access to street frontage, or heritage considerations.*

Provision on or off site

- 6.5 The unique nature of the occupier of these premises is such that it is unlikely to sit comfortably alongside any residential uses. It is also clear that these proposals are aimed purely at accommodating the increase in employees as a result of consolidating Channel 5 operations on the site. It is recognised that Viacom are a large employer in the area, and is a major business which is closely associated with the character of Camden Town. In light of the above considerations, the non-provision of residential accommodation on site is considered acceptable in this instance. The applicant has also confirmed that there are no other sites within their ownership within the vicinity of the application site in which to provide residential accommodation. It is therefore it is considered the non-provision off site is acceptable

Payment in lieu

- 6.6 Using the formula in CPG 8 to calculate the Payment in Lieu of onsite provision of residential accommodation, the sum required is £687,400. The applicant has agreed to pay this sum in full. This will be secured by way of a s106 agreement and on this basis the proposal is considered to comply with the objectives of Policy DP1.
- 6.7 This Payment in Lieu of housing on site would be pooled into an affordable housing fund and used by the Council assist the provision of affordable housing within the borough.
- 6.8 Office development within the Town Centre would provide additional employment opportunities and can benefit the local economy and existing businesses through the use of local shops, facilities and services. Core Strategy Policy CS8 – Promoting a successful and inclusive Camden economy and Development Policy DP13 – Employment premises and sites aim to ensure that the borough's economy will be strong and diverse and that Camden's residents can play a role in this by supporting training and employment opportunities.
- 6.9 As the proposal involves the provision of more than 1000m² of new floorspace and more than 50 jobs, in accordance with policy the applicant should assist with training and employment initiatives within the borough. Therefore a contribution of £12,000 is sought to assist local residents to receive training in the skills that would enable them to access the types of job created by new development. The contribution would be used by the Council for to fund suitable partnership projects with recognised training and employment organisations and partnerships. This is to be secured via S106 Legal Agreement.
- 6.10 Furthermore Viacom have also offered the following package of training and employment opportunities (to be secured via s106 agreement):

- 6 x 1 to 2 week work experience opportunities for Camden residents
 - 2 x 1 year apprenticeships for 16 to 24 year old Camden residents
 - 20% local employment target during construction phase
 - 10% local procurement target during construction phase
- 6.11 The scheme which will provide 1909m² of additional office accommodation and 200 employees is considered to comply with Policies DP1, DP13 and CS 5 and will positively contribute the local economy and the provision of new affordable housing.

Design

- 6.12 Core Strategy Policy CS14 seeks to promote high quality places. Development Policy DP24 states that the Council will require all development including alterations and extensions to existing buildings to be of the highest standard of design.
- 6.13 Alterations to the western and southern elevations facing Hawley Crescent are proposed. There are no proposed alterations to the north facing Regent's Canal elevation. The existing building is not listed and only the northern elevation which would not be affected by the proposals is located in the conservation area.
- 6.14 The existing southern elevation of the building is considered very distinctive thanks to the coloured fins and green/living walls located within the courtyard which are visible in public views. The proposed façade would retain some of the existing coloured fins at ground floor level and to the stair which is to be extended to fourth floor level.
- 6.15 The existing courtyard is not a historic feature of interest for which there is value in retaining. The existing horse shoe shape building was designed and built in the 1980s. Historically the site contained terraced houses which would have 'completed' this side of the street. In this regard there is architectural and historic precedent to reinstate the built development within the current gap in the townscape. The proposed infill extension at first and second floor would incorporate windows and reuse the existing green/living wall from first to third floor level on the south elevation.
- 6.16 The green wall will be extended to wrap around the southwest corner of the building to cover the western flank elevation replacing the existing solid façades. The proposed extended green walls are considered to enliven the street scene and add visual interest particularly when viewed from Camden High Street.
- 6.17 The proposed fourth floor (and third floor on west elevation) extensions would be differentiated from the lower floors by the use of clear and

fritted glass. The proposed increase in height and bulk as a result of the additional third and fourth floor level is considered acceptable given the scale and proportions of the host building. The glazed extension is considered to be a lightweight addition that would be partially transparent in order to reflect the sky.

- 6.18 The height of the infill extension is commensurate with the existing building. While the third and fourth floors do project above the existing building this is not considered to be of concern in design terms given the varied roofscape in the wider streetscene.
- 6.19 The proposed plant enclosure located at fifth floor level is sufficiently set back from the front and side elevations of the fourth extension to ensure its visibility in the wider streetscene will be limited. On this basis it is considered that this addition would not have a detrimental impact on the host building or wider area.
- 6.20 It is recognised that the existing building has only recently been refurbished. The proposed design would complement the recent alterations and reuse the materials wherever possible. This includes the green wall and coloured fins. The proposed design is consistent with the scheme approved by the Council in May 2011.
- 6.21 The design of the scheme is in line with Policy DP 24 of the LDF and CS14 of the Core Strategy. Conditions requiring the submission of detailed drawings and samples of facing materials are recommended.

Residential Amenity

- 6.22 The proposed roof extension is located a sufficient distance (25m) from neighbouring properties to ensure there is no harmful impact on nearby residents in terms of privacy or sense of enclosure.
- 6.23 A Daylight/Sunlight report has been submitted as part of this application and demonstrates that the additional height and bulk will not adversely affect residential properties in Camden High Street and in Hawley Crescent. All of the windows tested in terms of the impact on Vertical Sky Component (VSC) comply with the guidance in the Building Research Establishment (BRE) 'Site planning for daylight and sunlight – a guide to good practice.'
- 6.24 Only one property required testing to assess the resulting impact of the proposal on sunlight given its orientation 90 degrees due south of the development. There are windows on the upper floors of the Elephant's Head public house which have been tested for Annual Probable Sunlight Hours (APSH). All of these windows meet the BRE guidance for sunlight. Therefore the proposal would not have a detrimental impact on the amenity of these occupiers.

Plant Equipment

- 6.25 The proposed plant room at roof level is located some 25m from the nearest residential windows of Lawrence House, Hawley Crescent. Given this distance and the location of plant equipment within housing the operation of the plant equipment should not adversely affect neighbouring residents. An acoustic report has been submitted which demonstrates that the plant will meet Camden's noise criteria at the nearest noise sensitive window. A condition is recommended to ensure the plant when in place continues to meet these levels.

Sustainability

- 6.26 The previous scheme which has been implemented was designed with environmental sustainability as a high priority. The approved measures included high U values for the external elevations. The scheme included green landscaped walls around the courtyard and a green roof over part of the front roof area providing coverage of 628m². The scheme also included on-site provision of 101m² of photovoltaic cells at roof level as well as rain water harvesting, to serve the green landscape walls around the courtyard.
- 6.27 Core Strategy Policy CS 13 and Development Policy DP22 promote sustainable design and construction in all new developments across Camden. Policy DP22 states that the Council will require development to incorporate sustainable design and construction measures.
- 6.28 The current scheme includes various sustainability measures to reduce carbon dioxide emissions to contribute to the 'Be lean, Be clean, Be green' steps of the Mayor's Energy Hierarchy. The scheme involves provision of additional solar photovoltaic panels for renewable energy production. Furthermore, the relocation and increased size of the green wall and roof highlights the proposed developments sustainable credentials in accordance with local planning policy. The scheme also involves passive and active energy efficiency measures, including improvements to the thermal envelope resulting energy efficient lighting and high efficiency ventilation.
- 6.29 The proposals achieve an approximately 32.7% reduction in carbon emissions below Part L. It is noted that this falls short of the London Plan target for a 35% reduction.
- 6.30 All proposals for new, converted or refurbished developments that are equal to or greater than 1000 sqm in floorspace are expected to achieve a Very Good or Excellent rating using the BREEAM assessment. The scheme has been designed to achieve a BREEAM 'very good' rating. The requirement for a BREEAM assessment with post-construction review is secured by s106.

- 6.31 Viacom seeks to promote sustainable transport patterns including use of public transport and cycling to work. The scheme would increase the level of cycle parking provided on site.

Transport

- 6.32 There is no vehicular parking on the site and access to public transport is excellent (PTAL 6a). Given the accessibility of the site with tube, train and bus services in close proximity and the lack of parking on site, most staff traveling to the site use public transport. The site will retain a service yard accessed from Hawley Crescent which would accommodate cycle, refuse storage and accommodate the servicing requirements of the site.

Cycle Parking

- 6.33 The reconfigured ground floor service bay will re-provide cycle parking facilities for 70 cycles (as existing) plus and additional 26 cycle parking spaces for employees and visitors (4 spaces). The proposed cycle parking would be provided as covered, secure Josta two tier cycle stands. The provision of 26 additional cycle parking spaces complies with the London Plan requirements. Nevertheless a condition requiring detailed drawings and manufacturer's specifications of the cycle storage is required.

Refuse Collection

- 6.34 Refuse and recycling would be stored within a dedicated refuse store within the reconfigured refuse store accessed from Hawley Crescent. Refuse collections would take place on street on the single yellow line adjacent to the site. It is considered that a Servicing Management Plan to provide further details of how refuse collections would be managed is required via a s106.

Servicing

- 6.35 The proposed scheme involves some reconfiguration of the off street service area and a reduction in the size accessible for servicing vehicles. Based on the uplift in office floor space it is anticipated that the site would generate approximately 5 additional deliveries a day or approximately 35 deliveries per day in total. As in the existing situation, a number of these would be by motorbike or bicycle. It is apparent that at present servicing takes place on the street. The applicant has confirmed that servicing can be accommodated within the reconfigured service bay. However it is required that further clarification of how the off street servicing arrangements will be managed and therefore a Servicing Management Plan is required via a S106 agreement.

Vehicle Crossover

- 6.36 The alterations to the servicing area require the relocation of the vehicle crossover. It is considered that the repaving works required to relocate the vehicle crossover should be covered by the s106 agreement.

7. CONCLUSION

- 7.1 In land use terms the proposal is considered to be consistent with the Council's policies, in particular in relation to mixed uses in town centres. The alterations and extensions to the building are considered to preserve and enhance the appearance of the host building, the streetscene and views of the building from Camden High Street. The alterations and extensions would not adversely affect residential amenity or harm the operation of the highway in Hawley Crescent. On the basis of the above assessment the proposal is considered acceptable.

- 7.2 Planning Permission is recommended subject to a s106 agreement to secure the following:

- BREEAM assessment with post-construction review;
- Construction Management Plan;
- Servicing Management Plan;
- Contribution for works to the highways (to be confirmed)
- Contribution towards affordable housing £687,400.
- Training and employment initiatives £12,000
- Package of training and employment opportunities

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended)

2. Detailed drawings, samples of all facing materials shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the building and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

A1-DPA-01; A1-DPA-002; A2-DPA-003; A2-DPA-004; A2-DPA-005; A2-DPA-006
A2-DPA-007; A2-DPA-008; A2-DPA-009; A2-DPA-010; A2-DPA-011; A2-DPA-012; A2-DPA-013; A3-DPA-014; A3-DPA-015; A9-DPA-016; B1_02_22002; 015-2267-DWG-201; Archaeological Desk Based Assessment; Statement of Community Involvement; Transport Assessment; Planning Statement; Environmental Noise Report; Energy Statement; Design and Access Statement; Daylight Sunlight Report

Reason: For the avoidance of doubt and in the interest of proper planning.

4. Before the development commences, details of the proposed cycle storage area shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies

5. Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

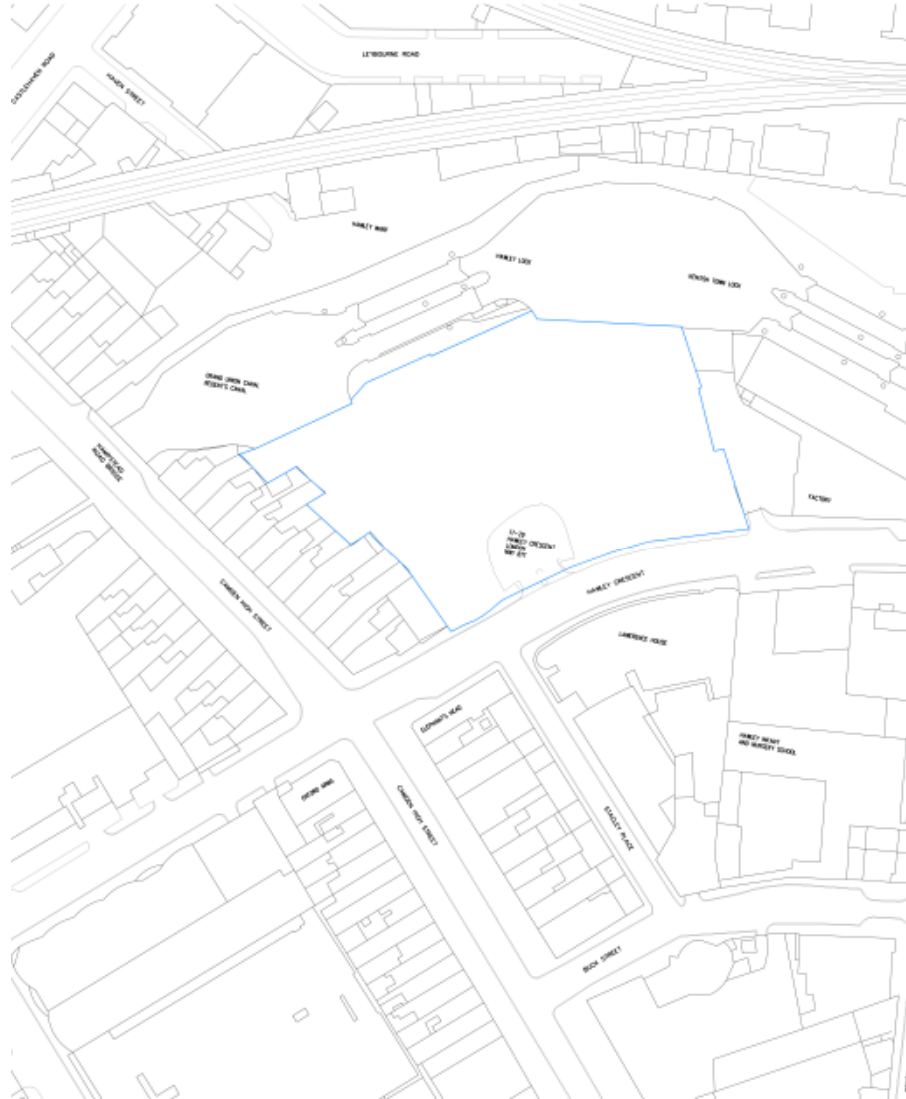
Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

17-29 Hawley Crescent

OS plan



17-29 Hawley Crescent

Aerial view



17-29 Hawley Crescent

Existing view from Camden High Street



17-29 Hawley Crescent

Existing view from Hawley Crescent



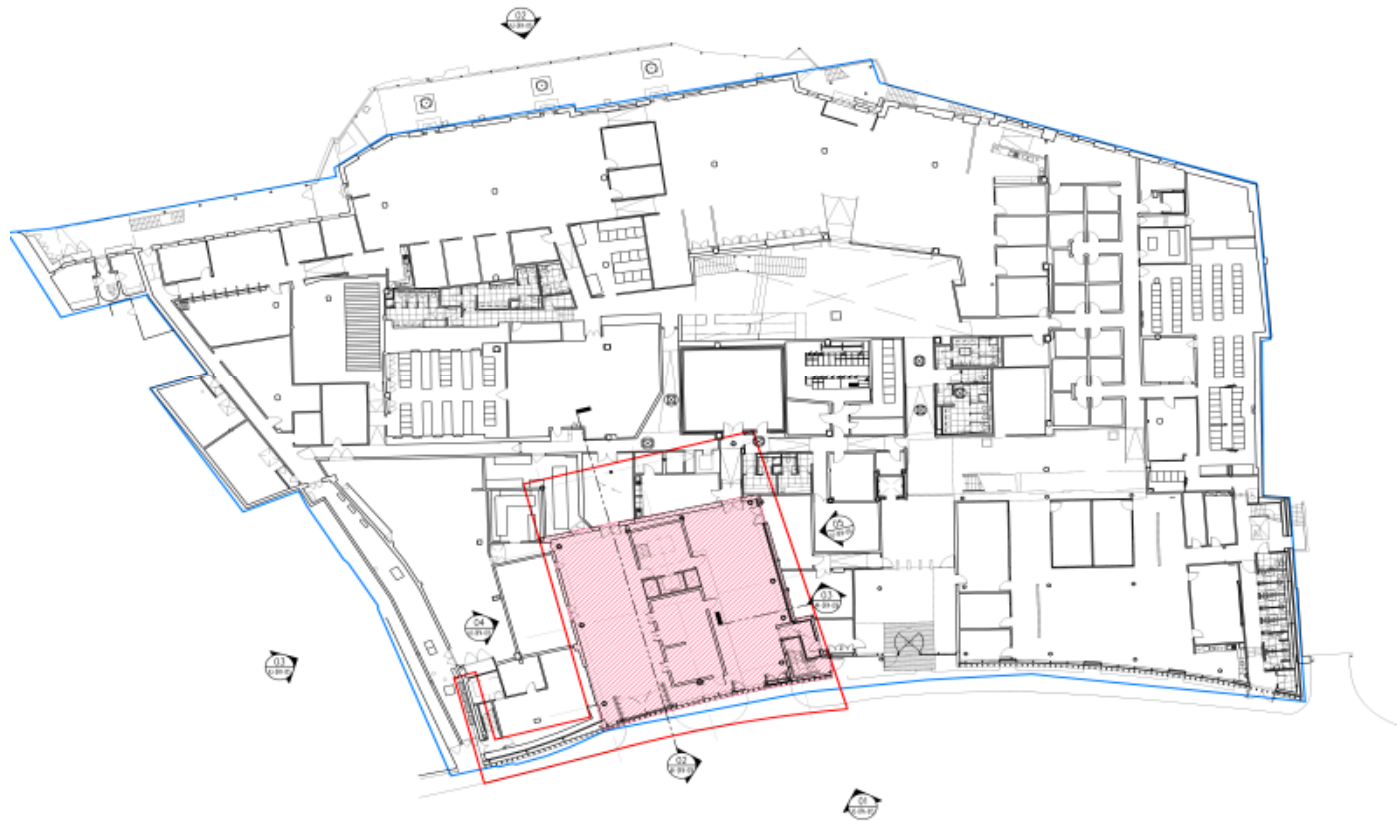
17-29 Hawley Crescent

Existing ground floor plan



17-29 Hawley Crescent

Proposed ground floor plan



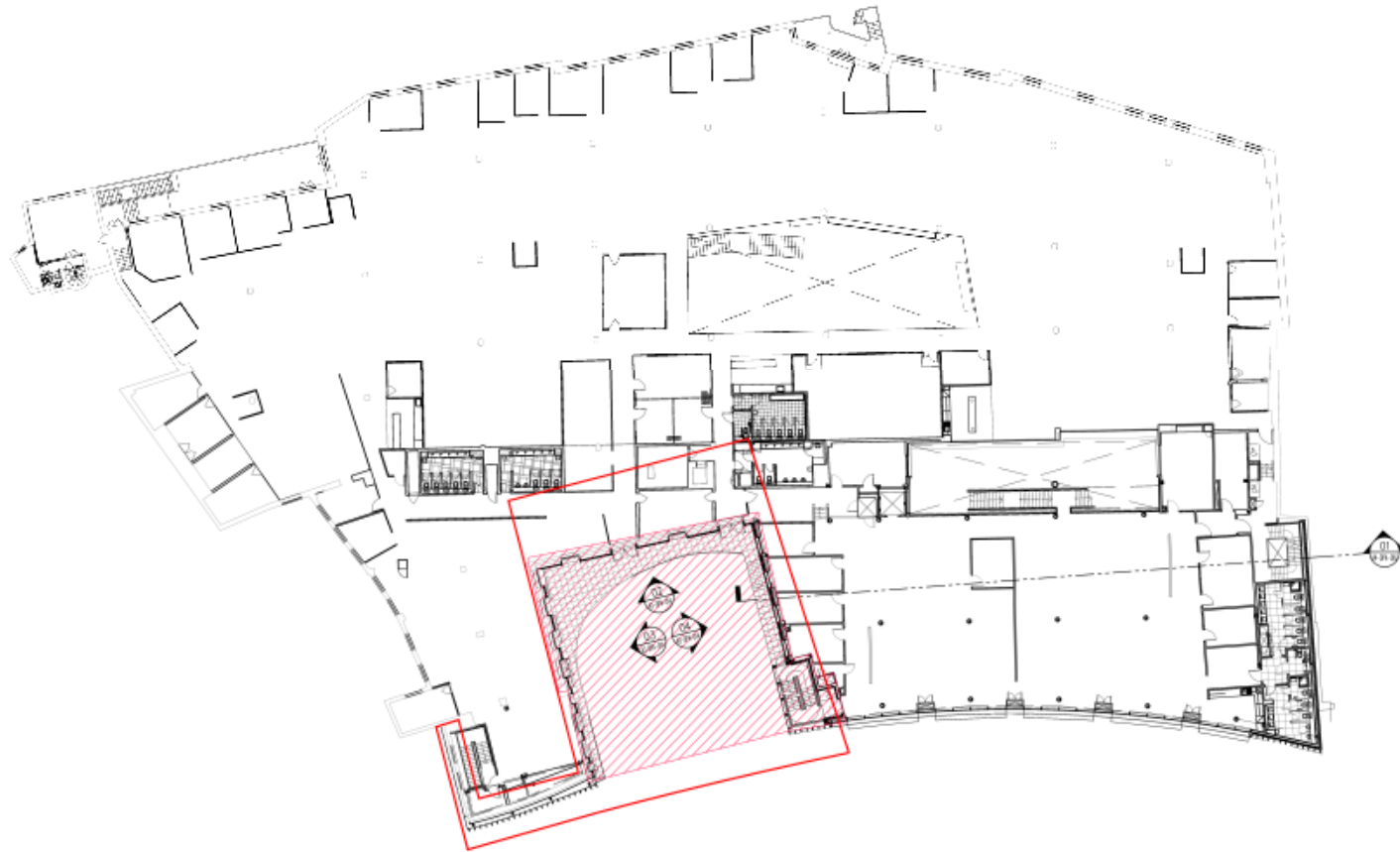
17-29 Hawley Crescent

Existing first floor plan



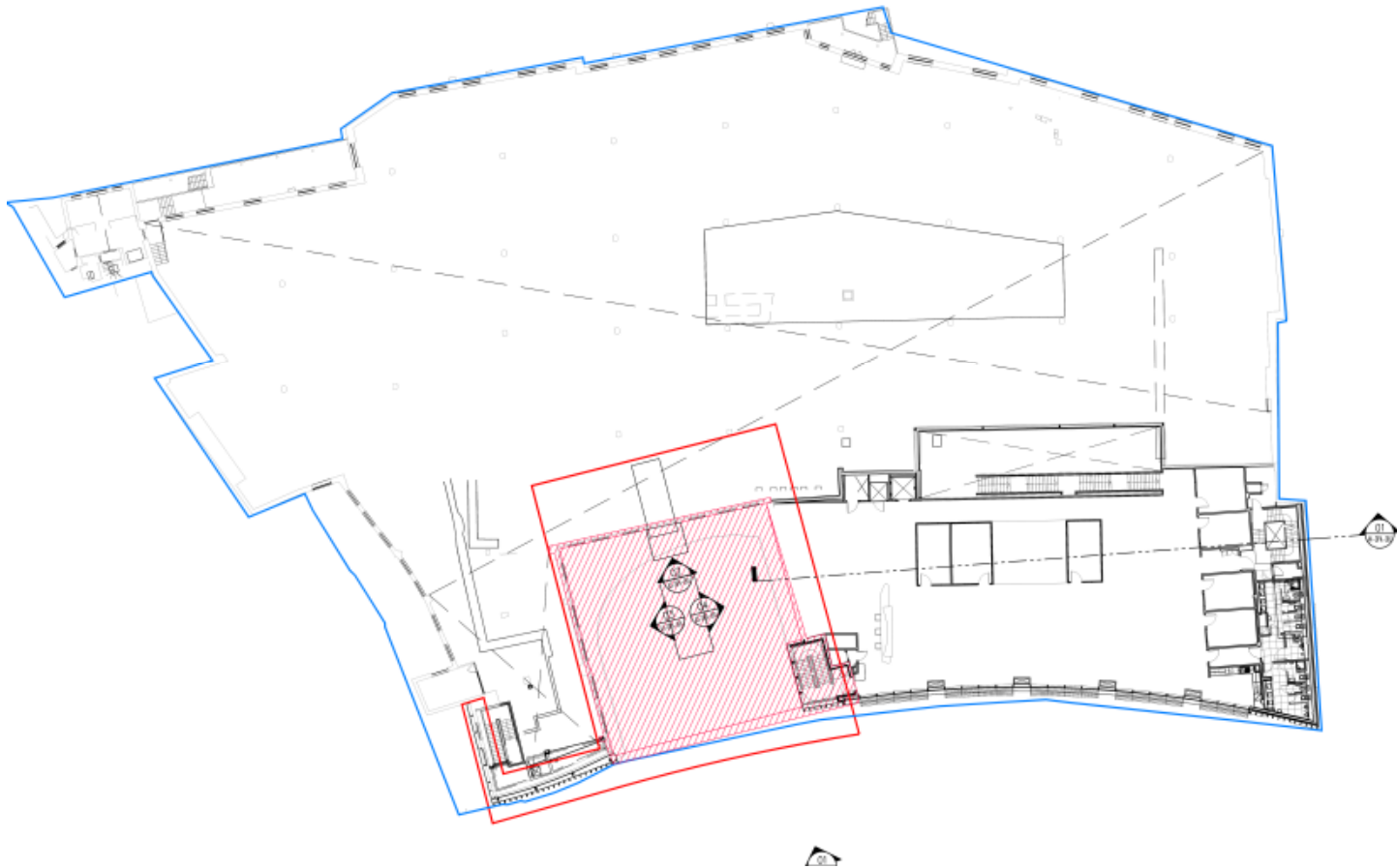
17-29 Hawley Crescent

Proposed first floor plan



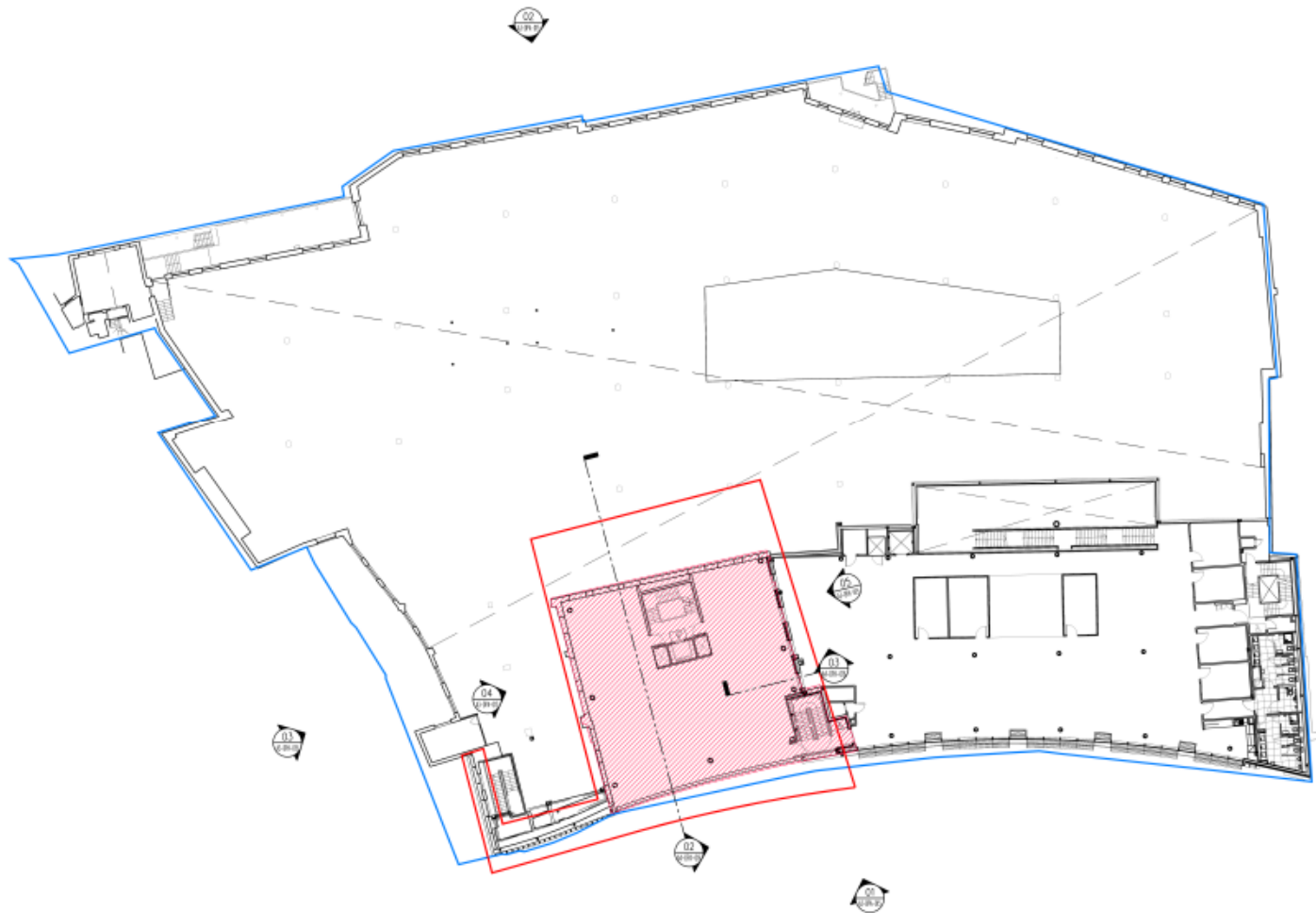
17-29 Hawley Crescent

Existing second floor plan



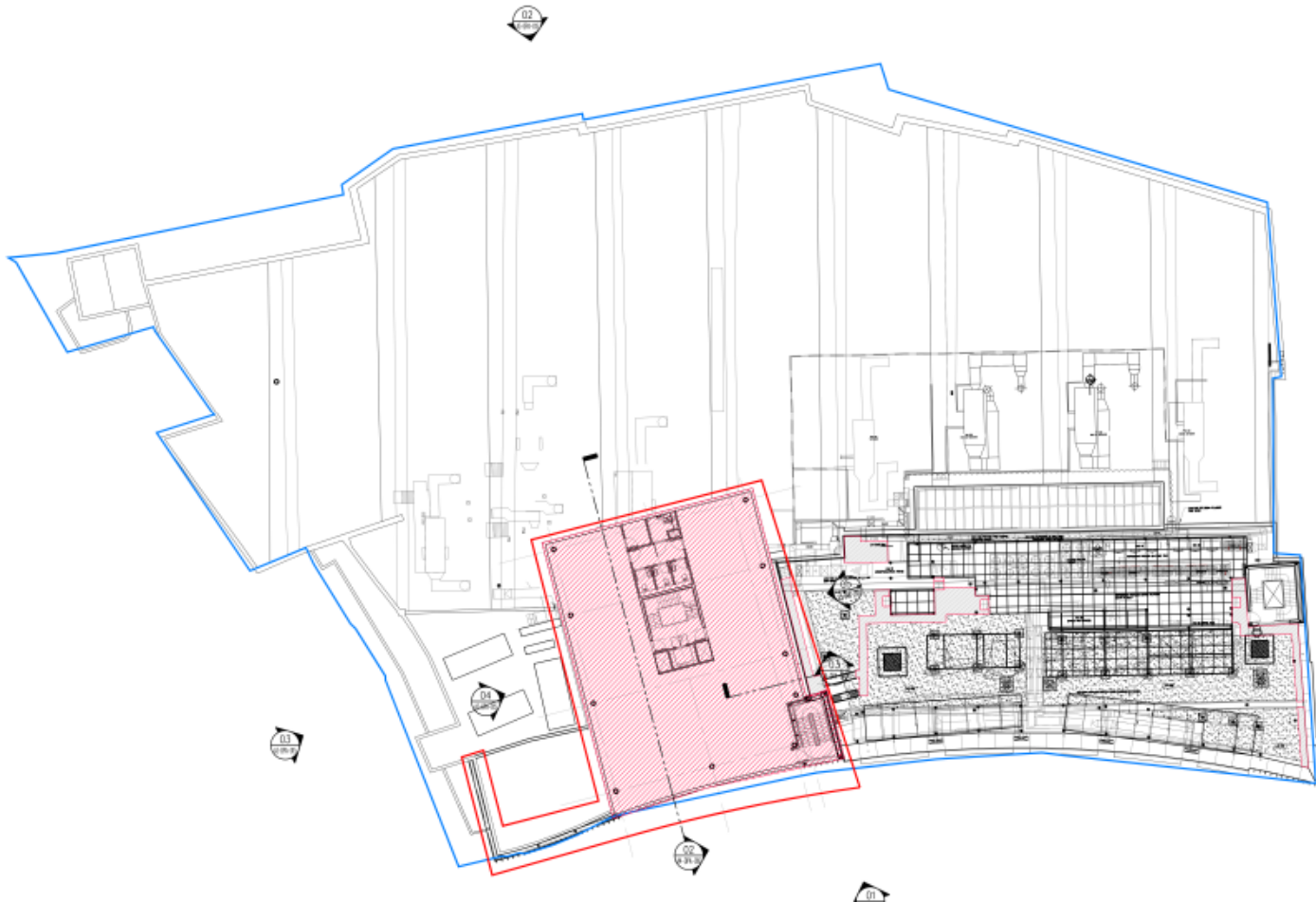
17-29 Hawley Crescent

Proposed second floor plan



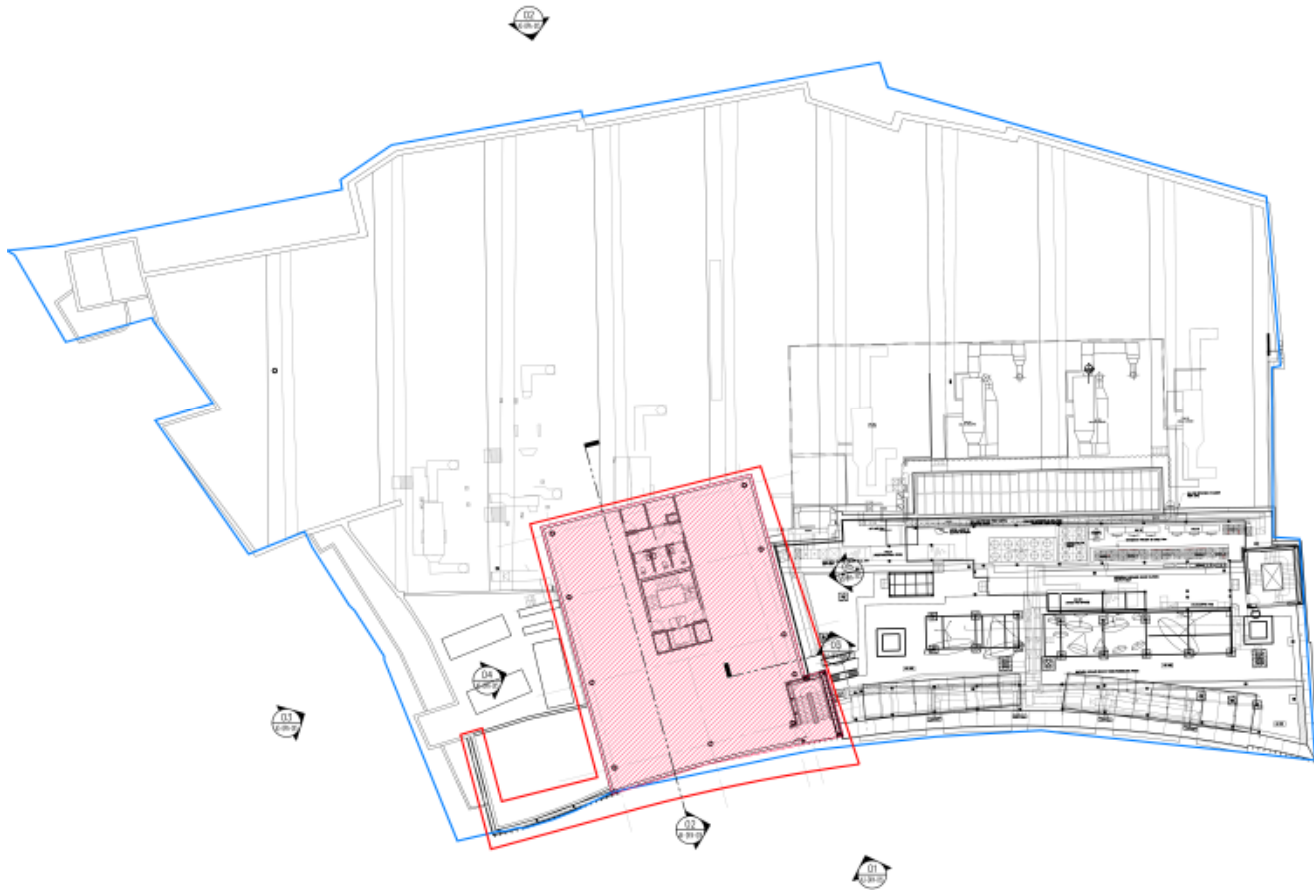
17-29 Hawley Crescent

Proposed third floor plan



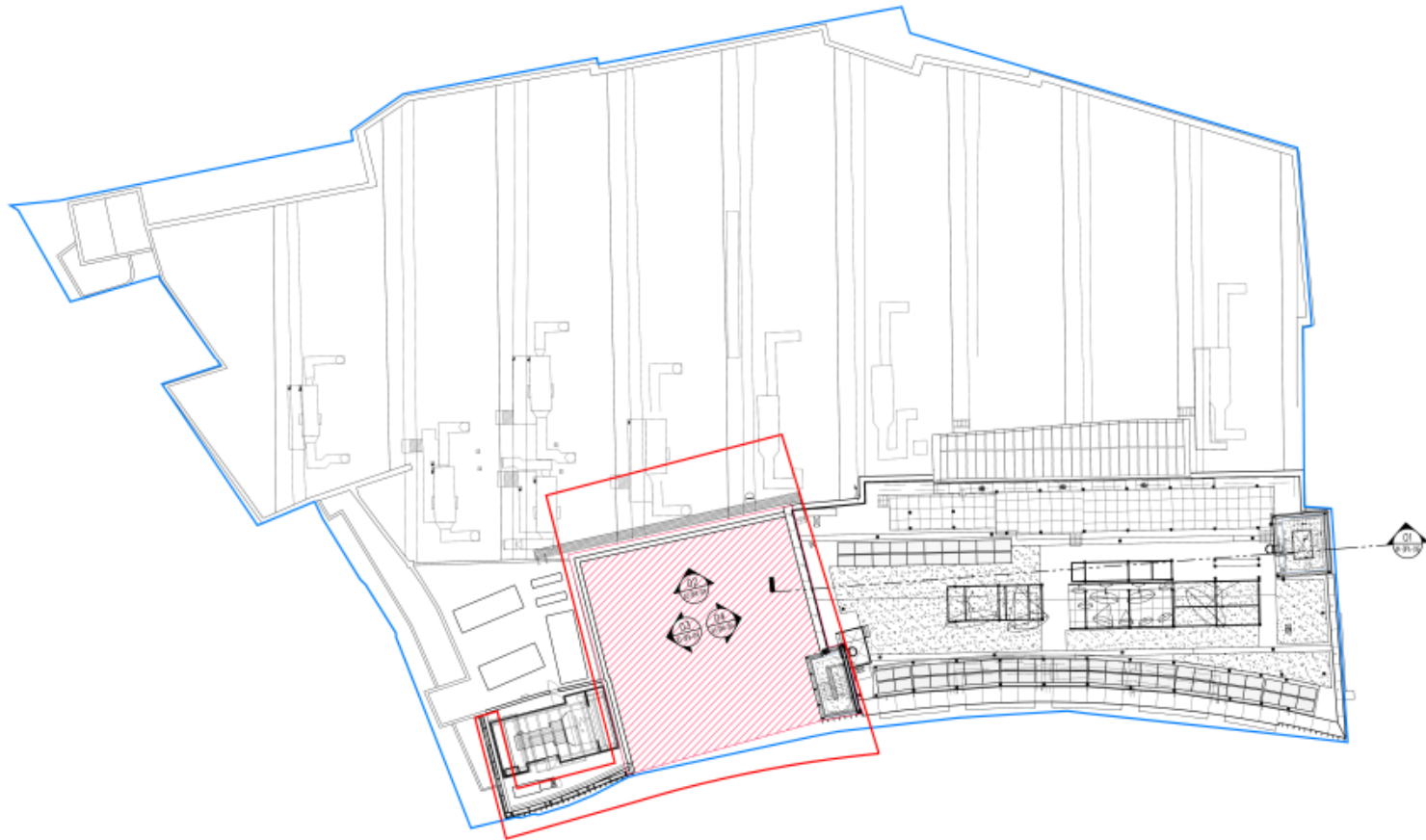
17-29 Hawley Crescent

Proposed fourth floor plan



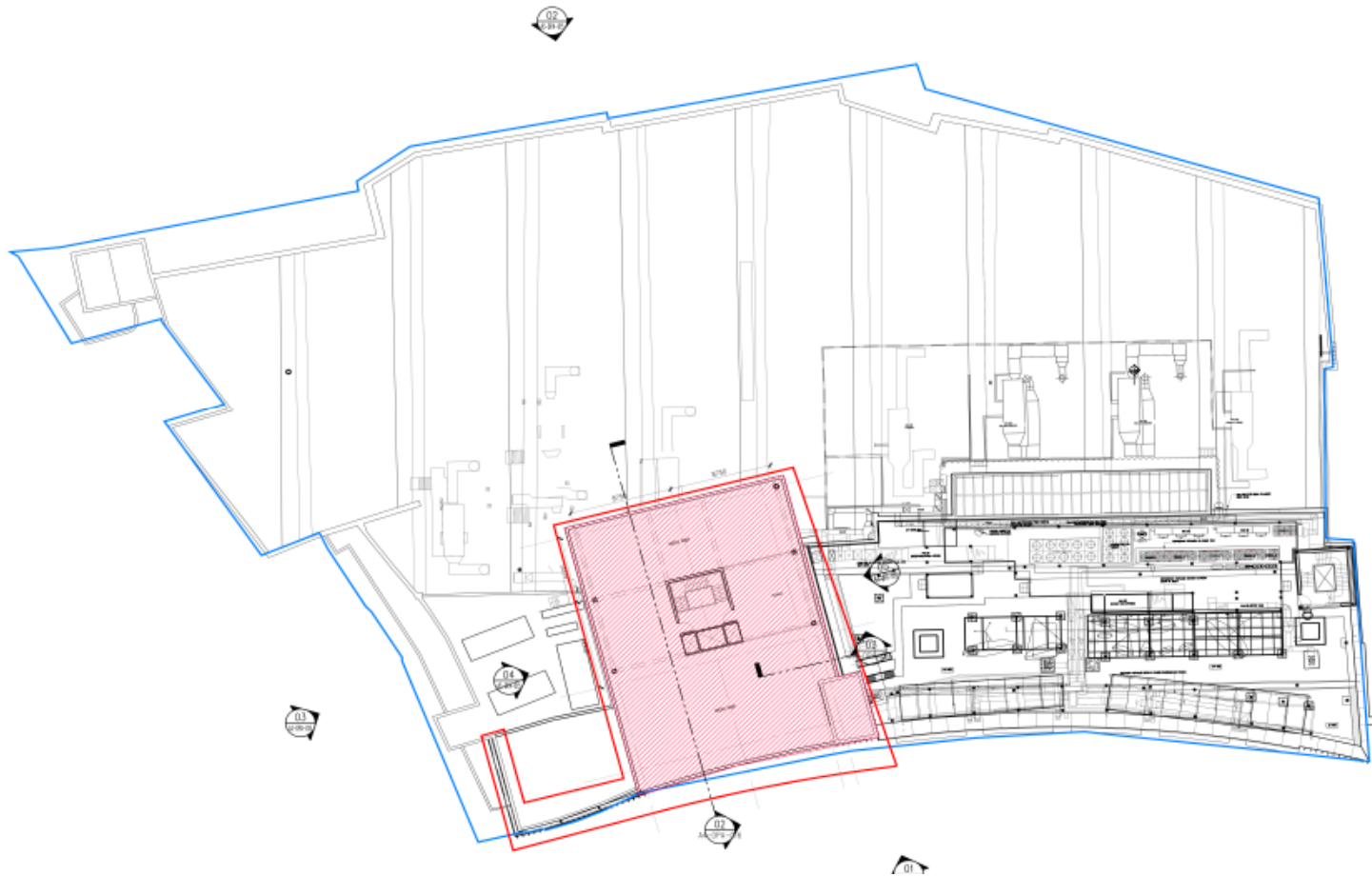
17-29 Hawley Crescent

Existing roof plan



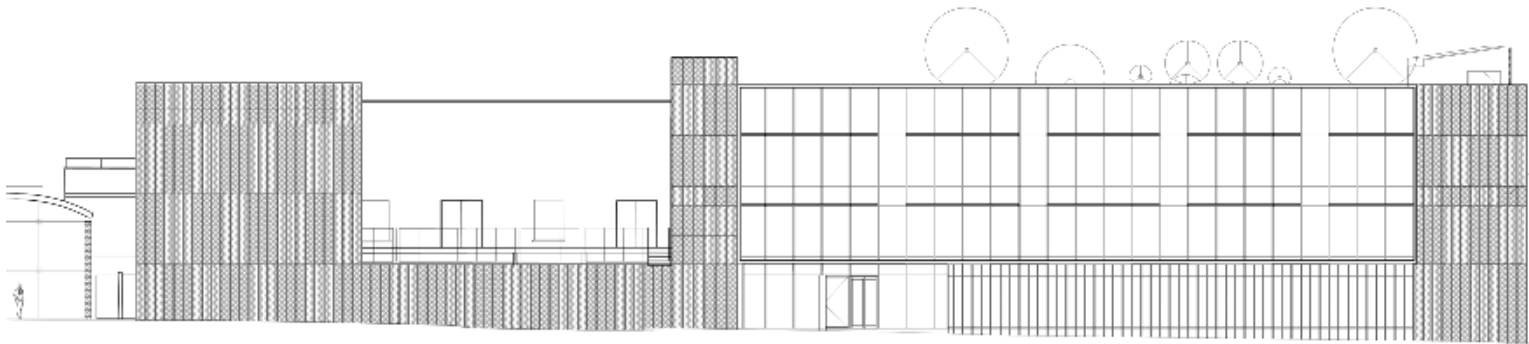
17-29 Hawley Crescent

Proposed roof plan



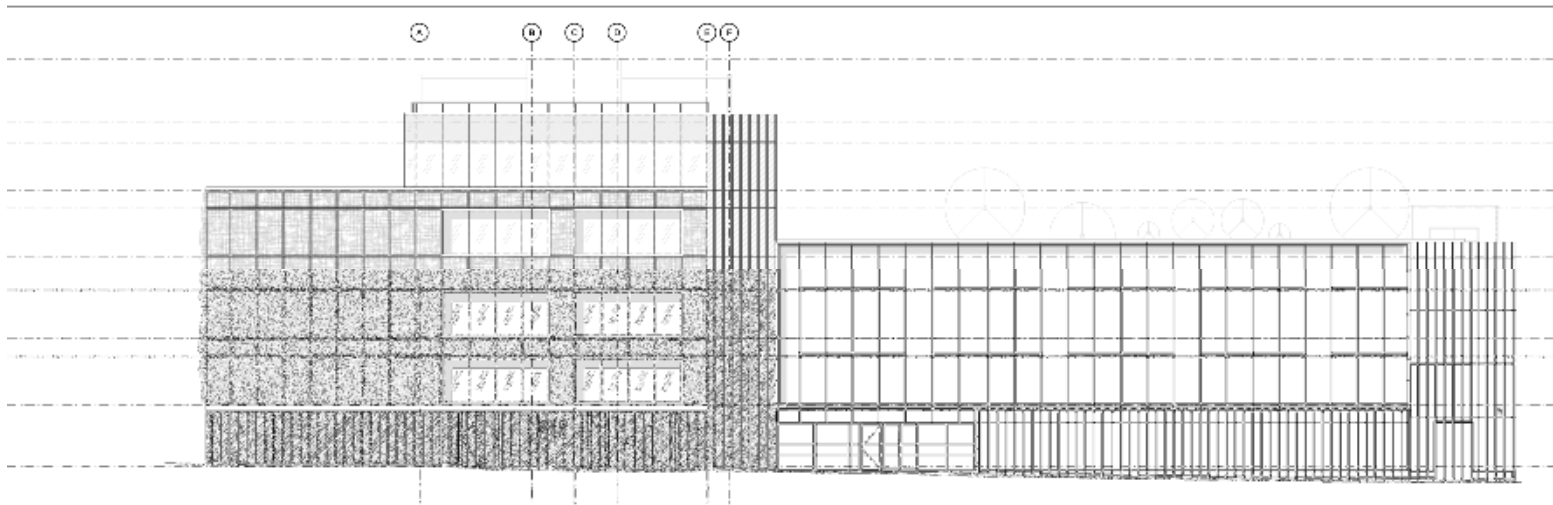
17-29 Hawley Crescent

Existing South Elevation



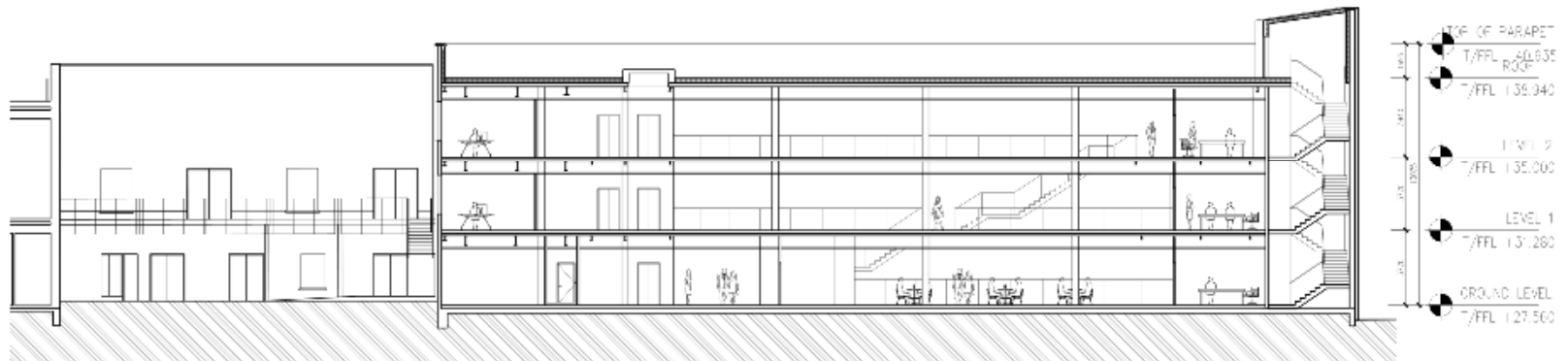
17-29 Hawley Crescent

Proposed South Elevation



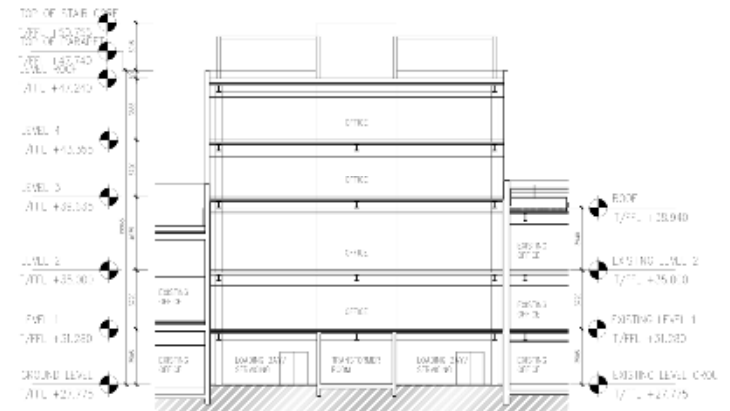
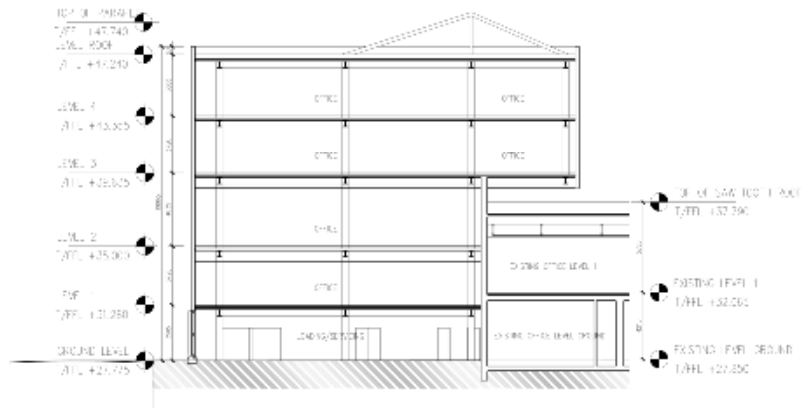
17-29 Hawley Crescent

Existing Section



17-29 Hawley Crescent

Proposed Section



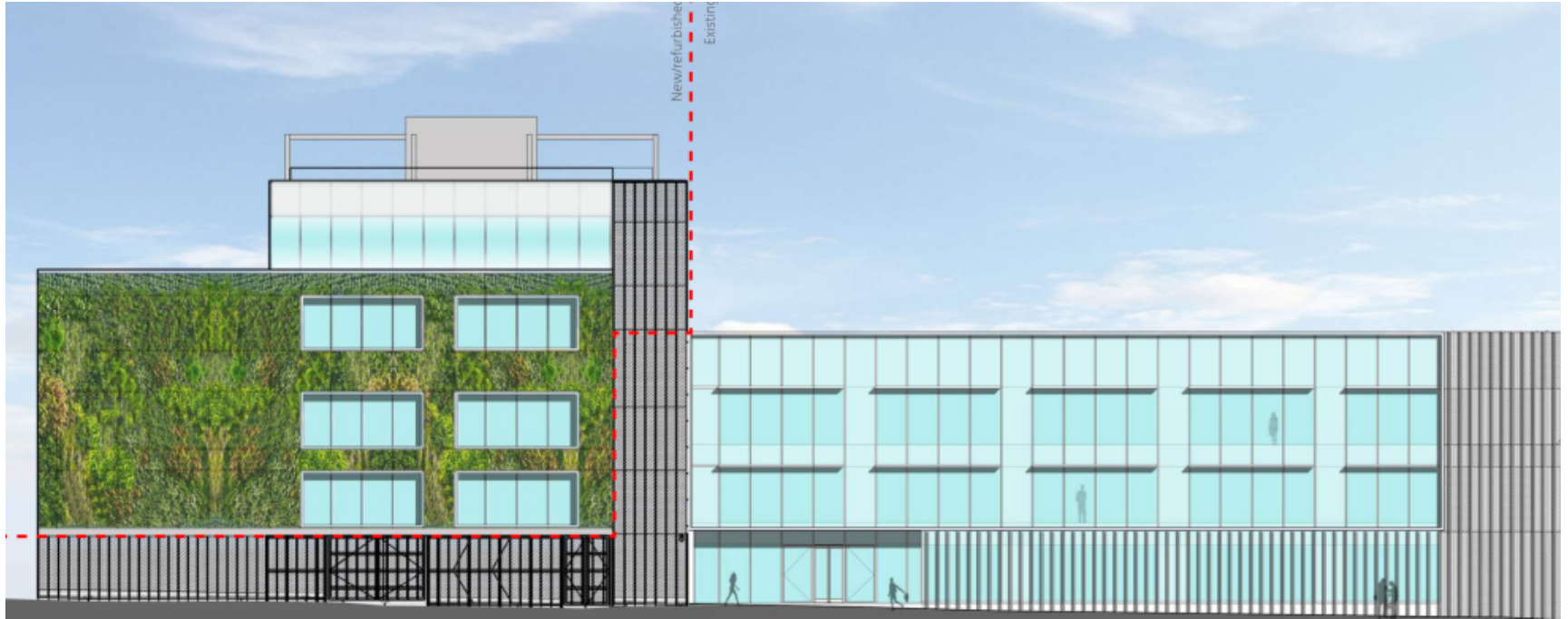
17-29 Hawley Crescent

Proposed Visual (view from Camden High Street)



17-29 Hawley Crescent

Proposed Visual (view from Hawley Crescent)



17-29 Hawley Crescent

Proposed Visual (view from Kentish Town Road)

