

LHU/CIR.M.0315

18<sup>th</sup> February 2016

FAO Jonathan McClue  
Development Management  
London Borough of Camden  
6<sup>th</sup> Floor, Town Hall Extension  
Argyle Street  
London  
WC1H 8ND

Dear Sirs

**Town and Country Planning Act 1990**  
**Change of use of building to a mixed use comprising of B1 Offices and 5 flats, roof extension, exterior alterations and associated works.**  
**Star House, 104/108 Grafton Road, London, NW5 4BA (LPA ref: 2015/5405/P)**

I am instructed by our client (Martin Slowe Properties Ltd) to formally submit revised plans in response to the Council's concerns in connection with the above site.

The revisions to the proposed plans have taken account of your comments in your email dated 23rd December 2015. Broadly the revisions can be summarised as follows;

- Red brick changed to a lighter colour brick;
- Timber Louvres & Balustrade are now shown as a dark grey metal;
- Alterations to the roof element - due to the building looking top heavy, we have kept the zinc cladding to the top floor only and created a stronger dark brick base below. The very top floor now steps in an additional 300mm to emphasise its subservient nature;
- Enclosure of the undercroft area providing a further 38m<sup>2</sup> of commercial space to the ground floor unit;
- 1.8m obscure glazed screening is now proposed to the roof terrace to avoid overlooking issues between the units;
- Flat 3 has also been reconfigured, moving the bathroom & en-suite to elevation 4, helping to avoid overlooking issues. The windows to this elevation would now all become obscure glazed. A proposed additional window to elevation 3 will now serve the bedroom;
- Flat 3 on the second floor is now a 2 bed to accord with the 40% 2bed mix; and
- The bike store has been moved and now provides secure storage for 9 cycles.

**PLANNING | DESIGN | ENVIRONMENT | ECONOMICS**

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT  
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As noted above, the plans have been revised to address your concern and I formally submit these plans in respect of this application. For the avoidance of doubt, below is a table providing a consolidated list of plans;

<b>DRAWING</b>	<b>PLAN NUMBER</b>	<b>NOTES</b>
Site Location Plan	M_0315-05	As originally submitted
Existing Plans	M_0315_01_1	
Existing Floor Plans	M_0315_01_2	
Existing Elevations	M_0315_02_1	
Ground/First Floor Proposed Floor Plans	M_0315_03C_1	Revised and submitted 18.2.2016
Second/Third Floor Proposed Floor Plans	M_0315_03C_2	
Fourth/Roof Floor Proposed Floor Plans	M_0315_03C_3	
Proposed Elevations	M_0315_04C_1	
Site Plan	M_0315_06C_1	
Proposed Street Scene	M_0315_07C_1	
Existing Street Scene	M_0315_08_1	

I would welcome a discussion with you on the revised plans and to agree an extension of time to allow further negotiations on the design. In respect of the other matters you have raised, I am considering the points you have raised and will respond to those points under separate cover.

Please do not hesitate to contact me to discuss.

Yours sincerely,



**Laura Humphries BA MA PGCert UD MRTPI**  
**Principal Planner**

DD: 01285 888043

Enc.

cc. Ian Redfern – Martin Slowe Properties Ltd (by email)