

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/0391/P	Basil Antoni	40 Beech Drive East Finchley N29NY	25/02/2015 23:48:38 INT		As one of the two Directors of T.V.Antoni Properties & Invsts Ltd whic owns the freehold of the adjacent 52 Tottenham Street I have concerns with regard to the physical impact that prolonged and invasive redevelopment work might have on our building. I would like these concerns addressed as our building is approximately 150 years plus old and is of architectural interest. Our own per planning application was refused circa 2007. This encompassed the demolition and rebuilding of number 52 and would have utilised the infill which is, and has always been, dead space.In view of a successful application to redevelop ASH, would the committee reverse its previous decision re number 52 Tottenham St?

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/0391/P	Linus Rees	Fitzrovia Neighbourhood Association 39 Tottenham Street W1T4RX	17/03/2015 10:42:33	OBJEMAIL	<p>Our association strongly objects to this application which we see as counter to local planning policy.</p> <p>The Fitzrovia Area Action Plan (FAAP) identifies ASH as an opportunity site and designates it for a primarily residential use, with commercial on the ground (an basement) levels.</p> <p>This application is for a commercial-led scheme with only 2 affordable housing units offered.</p> <p>We also object to the quality of the affordable housing offered, situated as it is on ground an basement levels and with poor daylight levels.</p> <p>Some of the market housing is likewise poor quality where it is situated at ground and basement.</p> <p>The amount of public open space offered is derisory and the architects have shown a complete lack of imagination in its siting.</p> <p>We recommend you refuse this application and the applicants told to submit an application that complies with local policy.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/0391/P	Andrew Stone	11/12 Tottenham Mews London W1T 4AG	01/02/2015 15:12:48	APP	<p>Overall I would be in favour of the scheme. This site is a longstanding eyesore and a waste of blanks resource. It is having a material adverse impact on the local amenities. Something has to be done with it. Delays are unwelcome.</p> <p>On detail I would personally have preferred less office and more residential since the area is desolate much of the time. But the economics of the development may not permit this. I have seen negative comment in the local press that the proposal does not meet local criteria. Absent pragmatism the result may be yet further years during which this slum building site blights the area. That would be unfortunate.</p> <p>I support wholeheartedly any suggestion of much needed public open space. The surroundings are intensively developed and some breathing space would be very welcome.</p> <p>Having said that, open space must not be seen as an invitation to use it as overnight accommodation or a market area for drug dealing.</p> <p>Thank you</p>

Dawson (development), Barry

From: Charlotte Street Assoc. <csafitzrovia@yahoo.co.uk>
Sent: 20 March 2015 09:53
To: Planning
Cc: Harrison, Adam (Councillor); Cllr Sabina Francis; Madlani, Rishi (Councillor); Fulbrook, Julian (Councillor); Charlotte Street Association; fna@fitzrovia.org.uk
Subject: Comments: Arthur Stanley House, 40 Tottenham Street, W1T 4RN Ref: 2015/0391/P

We are writing to make the strongest objections to the proposals for the refurbishment of and addition to Arthur Stanley House (ASH) on the grounds that they are fundamentally flawed.

The Fitzrovia Area Action Plan (FAAP) identifies ASH as an opportunity site (no 6) and designates it for a primarily residential use.

It says: If the building is no longer required for medical/clinical uses ASH should provide housing including affordable housing, and for the development to make a contribution towards the creation of Public Open Space (POS) in association with the Middlesex Hospital Annex and Bedford Passage. Commercial uses to reflect the character of the area may be suitable at ground floor levels.

The LDF says that housing is the priority land use of the plan.

What is offered:

Area of existing building: 6164 sqm
Proposed extension: 1299 sqm
Total: 7463 sqm

Proposed split:

Offices: 5487
Residential: 1379 (of which 352 sqm is affordable)

Thus on a site identified primarily for residential use only 17% residential is offered of which the affordable element is 20%. A total of 12 units of which 2 (3 bed) units are affordable.

The FAAP envisages only the ground floor (and basement) as commercial. On this basis the apportionment of use would be exactly the opposite of that proposed -- 5400 sqm of residential and 2000 sqm commercial.

This site has capacity for 54 flats of which 27 should be affordable. These to be split 16 social-rented, and 11 intermediate.

Viability cannot be an issue since the present owners bought the building a year ago in the full knowledge of the planning requirement for the site, which should have been reflected in the purchase price.

Quality of housing proposed.

The quality of the proposed residential both market and affordable is very poor in terms of outlook, daylight and sunlight, and does not meet the council's standards.

Market Housing.

1. The units at basement level appears to have no windows.
2. At ground floor bedroom windows are on the back of the pavement line without any privacy screen in Tottenham Mews.
3. At 2nd, 3rd floors some habitable rooms look on to a 2m wide gap facing a 4 storey wall with windows from office element immediately opposite.

Affordable housing.

At ground and 1st floors in the two affordable units both living rooms and three out of five bedrooms as well as the “amenity” terrace look on to a 2m wide gap facing a 4 storey high wall with office windows directly opposite.

Public open space

The 12 residential units (50 bed spaces) currently proposed would generate a requirement for 450sqm of POS. Whilst some modest reduction may be accepted in recognition of the small private amenity space there would still be a substantial requirement. The applicants should be required to identify where such additional POS would be provided off-site. A residential-led scheme in accordance with the FAAP could provide POS in the NE corner in place of any extension to the building.

Conclusion

It is a matter of surprise that this scheme ever saw the light of day ignoring as it does the FAAP -- a statutory plan adopted only a year ago. The FAAP was the subject of wide consultation, its formulation was led by a steering group of which UCLH were vocal participants and did not dissent from the brief for this site. To now simply ignore the provision of the FAAP would show cynical contempt for the local community and its identified needs. This application should be rejected with the unequivocal insistence on a primarily residential use of this site in accordance with the statutory plan.

Max Neufeld
Charlotte Street Association

PS. Local people will be interested to learn just how familiar UCLH’s agents are with the area surrounding ASH. Since we are told the existing facilities include a library, a post office and a sports centre! (para 2.4, p8 of Planning Statement)

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/0391/P	Michael Romberg	Flat 7 Maxclif House Tottenham Street London W1T 2AG	29/01/2015 15:44:35	OBJ	<p>It would be an improvement on the existing building. But we now have to deal with the closing off of Tottenham Street by the oversize Middlesex Hospital development. And that requires a reduction in the size of new buildings and their opening out to lighten the streetscape.</p> <p>So I object to this proposal.</p> <p>(1) it should be stepped back from the street to create space for trees</p> <p>(2) floor 4 and above should be stepped back to create light and less mass (and the stepping back in the existing proposal should be put further back to reflect this change).</p> <p>(3) the corner to Tottenham Mews should be reduced in its impact by reducing the length of the Tottenham Street frontage.</p> <p>(4) There is nothing for the public in this proposal - no open space, no tree, no bench. We should be inspired by the proposals for a new park in Alfred Place as part of the Tottenham Court Road improvements. I suggest that the developer should pay for improvements to Goodge Place, including: (a) making it a no through road and blocking traffic access from Goodge Street (b) making the Goodge Street end up to a line drawn between numbers 7 & 25 a pedestrian area with new paving, trees, benches.</p>

Total: 29

Westminster City Council

Westminster City Hall
64 Victoria Street
London SW1E 6QP

www.westminster.gov.uk



City of Westminster

Your ref: JENNA LITHERLAND
Our ref: 15/06156/OBS

Please reply to: Ken Powell

Tel No: [REDACTED]

Email: [REDACTED]

Jenna Litherland
London Borough of Camden
Development Control Planning Services
Town Hall
Judd Street
London
WC1H 8ND

Development Planning
Westminster City Hall
64 Victoria Street
London SW1E 6QP

15 July 2015

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Address: Arthur Stanley House, 40 Tottenham Street, London, London Borough Of Camden, W1T 4RN,

Proposal: Refurbishment of the existing eight storey Arthur Stanley House and new build element to the rear facing Tottenham Mews to enable a change of use from health care (Class D1) to a mixed use development comprising office floor space (Class B1), flexible office (Class B1)/ health care (Class D1) floorspace at ground floor level and 12 residential units (Class C3) (market units: 1 x 1bed, 8 x 2bed, 1 x 3bed. affordable units: 2 x 3 beds) and associated landscaping fronting Tottenham Mews.

I refer to your consultation letter, received on 25 June 2015, which requests our observations on the application detailed above. This letter acts as confirmation of receipt.

You can monitor the progress of your request for our comments, online, at www.westminster.gov.uk/planning using the above reference number.

Yours faithfully

Ken Powell

London Borough of Camden
Camden Town Hall
Argyle Street
Euston Road
London
WC1H 8EQ

Our DTS Ref: 586
Your Ref: 2015/0391/P

10 February 2015

Dear Sir/Madam

Re: ARTHUR STANLEY HOUSE, 40, TOTTENHAM STREET, LONDON, W1T 4RN

Waste Comments

With the information provided Thames Water, has been unable to determine the waste water infrastructure needs of this application. Should the Local Planning Authority look to approve the application ahead of further information being provided, we request that the following 'Grampian Style' condition be applied - "Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed". Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to

contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Water Comments

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

Supplementary Comments

Thames Water requires a site drainage strategy that specifies the onsite and offsite drainage for this proposal. It needs to include the point(s) of connection to the public sewer system as well as current and proposed flow rates for both foul and surface water. Thames Water expects surface water reduction in accordance with the London Plan.

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ
Tel:020 3577 9998
Email: devcon.team@thameswater.co.uk

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We provide the essential service that's at the heart of daily life.



City of Westminster

Your ref: JENNA LITHERLAND
My ref: 15/00757/OBS

Please reply to: Kate Hannelly
Tel No: 020 7641 2508
Email: centralplanningteam@westminster.gov.uk

Jenna Litherland
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Development Planning
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64 Victoria Street
London SW1E 6QP

27 February 2015

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

The City Council has now considered the proposals described below and has decided to RAISE NO OBJECTION.

SCHEDULE

Application No.:	15/00757/OBS	Application Date:	28.01.2015
Date Received:	28.01.2015	Date Amended:	28.01.2015

Plan Nos:

Address: Arthur Stanley House, 40 Tottenham Street, London, London Borough Of Camden

Proposal: Refurbishment and redevelopment of the existing eight storey Arthur Stanley House and new build element to the rear facing Tottenham Mews to enable a change of use from health care (Class D1) to a mixed use development comprising office floor space (Class B1) and 12 residential units (Class C3) (market units: 1 x 1bed, 9 x 2bed. affordable units: 2 x 3 beds) and associated landscaping fronting Tottenham Mews.

Yours faithfully


John Walker (6)
Operational Director Development Planning



Your ref: JENNA LITHERLAND
My ref: 15/06156/OBS

Please reply to: Ken Powell
Tel No: 020 7641 2927
Email: centralplanningteam@westminster.gov.uk

Jenna Litherland
London Borough of Camden
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Development Planning
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64 Victoria Street
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27 July 2015

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

The City Council has considered the proposals described below and has decided it DOES NOT WISH TO COMMENT ON THE PROPOSAL(S).

SCHEDULE

Application No.: 15/06156/OBS	Application Date: 16.06.2015
Date Received: 25.06.2015	Date Amended: 10.07.2015

Plan Nos:

Address: Arthur Stanley House, 40 Tottenham Street, London, London Borough Of Camden

Proposal: Refurbishment of the existing eight storey Arthur Stanley House and new build element to the rear facing Tottenham Mews to enable a change of use from health care (Class D1) to a mixed use development comprising office floor space (Class B1), flexible office (Class B1)/ health care (Class D1) floorspace at ground floor level and 12 residential units (Class C3) (market units: 1 x 1bed, 8 x 2bed, 1 x 3bed. affordable units: 2 x 3 beds) and associated landscaping fronting Tottenham Mews.

Yours faithfully

John Walk
Director o