

11 March 2016

Delivered by Planning Portal

Fergus Freaney
Planning Services
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Mr Freaney

TOWN AND COUNTRY PLANNING ACT (1990)
GARAGES TO THE SOUTH OF 27A WEST END LANE, NW6 4QJ
APPLICATION FOR FULL PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT

On behalf of StreetPlot Ltd, please find enclosed a planning application for development at the above site, with the following description of development:

“Demolition of the existing eight garages and the erection of a two to four storey building to provide six residential units (Class C3) and associated landscaping” (the ‘Development’ or ‘Proposed Development’)

The scheme is detailed and depicted in the following accompanying submission plans and documents (as submitted today by Planning Portal (ref. PP-04835988)):

- Planning Application Form and ownership certificate;
- CIL forms (including self-build exemption form Part 1);
- Planning Statement, prepared by Turley;
- Design and Access Statement, prepared by StreetPlot Ltd;
- Construction Management Plan, prepared by StreetPlot Ltd;
- Daylight and Sunlight Assessment (Neighbouring Properties), prepared by Rights of Light Consulting;
- Daylight and Sunlight Study (Within Development), prepared by Rights of Light Consulting;
- Sustainability Report, prepared by Build Energy;
- The following drawings, prepared by StreetPlot Ltd;
 - Location Plan (1000-000);
 - Existing Site Plan (1000-100E);
 - Proposed Site Plan (1000-100);
 - Existing Ground Floor Plan (1000-110E);

The Charlotte Building
17 Gresse Street
London
W1T 1QL

T 020 7851 4010 turley.co.uk

- Existing Elevations 1, 2 and 3 (1000-202D, E and F);
- Proposed Block Elevations 1 and 2 (1000-202A and 202B);
- Proposed Block Sections 1-3 (100-200, 201 and 202C);
- Proposed Ground Floor Plan (1000-110);
- Proposed First Floor Plan (1000-111);
- Proposed Second Floor Plan (1000-112);
- Proposed Third Floor Plan (1000-113); and
- Proposed Roof Plan (1000-114).

As this application follows a previously withdrawn application made by the same applicant within 12 months, it should benefit from a “free go” under Regulation 9 of the 2012 Fees Regulations.

Context

The development site currently comprises 8 single storey garages, with their rear wall abutting the street frontage to West End Lane, and ancillary space for parking. As the Site was considered surplus to parking requirements, it is now vacant and sectioned off by construction hoarding erected by Camden Council.

This application follows pre-application discussions with officers at Camden Council and a previous application submission which was withdrawn, which sought permission for a scheme with the same description of development. This application seeks to respond to the comments raised in relation to the withdrawn scheme. In summary, various design amendments have been made, most prominently the massing of the proposed development has been reduced (with a reduction in volume of 18%). Furthermore, the stepped roof to the western elevation has been reinstated and amendments have been made to the rhythm, pattern and scale of the windows. Further amendments to the scheme are detailed within the accompanying Planning and Design and Access Statements.

All in all, the scheme has been developed to deliver high quality residential units at an appropriate density, with an appropriate mix of small scale and larger scale units (3x 3 bedroom units and 3x 1 bedroom units) in accordance with Camden Council’s up to date requirements. The Proposed Development now strikes an appropriate balance between the need to consider the surrounding built form, particularly in respect of daylight, sunlight, overshadowing and overlooking impacts to surrounding residents, and the need to sensitively maximise the use of a currently redundant site, making an appropriate and beneficial contribution to Camden’s housing supply.

We trust the accompanying details are sufficient for your review and look forward to discussing with you. If you have any further queries please do not hesitate to contact me.

Yours sincerely



Joanne Clarke
Senior Planner

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