

Gentet, Matthias

From: Gentet, Matthias
Sent: 29 March 2016 09:51
To: Gentet, Matthias
Subject: FW: Your application reference: 2016/0621/P - 179 Camden High Street

Importance: High

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From: Jonathan Orchard - Fruitful [mailto:jmo@befruitful.co.uk]
Sent: 24 March 2016 13:04
To: Gentet, Matthias
Cc: Edward Bentley; Spencer Craig
Subject: Re: Your application reference: 2016/0621/P - 179 Camden High Street
Importance: High

Matthias,

Thank you for forwarding a copy of the objection from the Conservation Area Advisory Committee.

With regard to the specifics of the complaint, the removal of the sash window and insertion of the louver panel is a discrete way to achieve the necessary ventilation to the property and has been reviewed and approved by the building freeholder, their surveyors Jones Lang Lasalle and M&E Consultants Focus FM. The original sash window is to be retained so that it may be refitted at the end of my client's lease term. Having visited site you will appreciate that the rear of the building is overlooked predominantly by commercial premises and we therefore believe that the louvre does not harm the visual amenity of the local scene.

With regard to the condenser units and the suggestion that there is too much plant proposed creating an eyesore, we are proposing the bear minimum required to provide ventilation, comfort heating and cooling to the Ground floor and first floors of the premises. The two units proposed at GF level cannot be regarded as an eyesore as these are not visible from any adjoining or overlooking property. The condensers are sited in the position of two condenser units which previously served the property and were stripped out by the landlord when undertaking their enabling works last year.

The condenser unit at First floor level is located in a position whereby it minimises the visual impact on overlooking properties and is as remote from the closest residential property as is feasible.

With regard to noise from any of the plant, we have undertaken a noise survey and submitted a noise report which indicates that the noise levels required by Camden's Planning directives should not be exceeded. It should be noted that the upper floors of the premises are unoccupied commercial spaces and are not residential.

Finally, in relation to the statement that the application shall create a slum we refute this absolutely. The building is to undergo a complete refurbishment with my client investing many hundreds of thousands of pounds. Externally the masonry where required has been repointed and all roofs have been stripped and re-roofed to current building control standards with a warm deck construction. External joinery has been redecorated. On completion, what was a tired and dilapidated property with a flooded basement will be in a substantially better condition occupied by a first class operator serving only to improve the local area.

We understand the importance of policies designed to preserve and enhance the character and appearance of conservation areas but we categorically dispute that our proposal has any adverse impact on the heritage assets and would amount to 'less than substantial harm' to the heritage significance of the wider area.

Based on the above we believe that an objection based on the grounds stated are unwarranted and we therefore hope that the committee see fit to approve our proposals.

Jonathan Orchard
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