

Ref:F154758
LPA Ref: 2015/6843/P & 2015/7036/P

Elaine Quigley
Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall,
Judd Street
London
WC1H 9JE

18th May 2016

Dear Elaine,

**RE: Applications at Garden House, Land adjacent 1 Ellerdale Road, London, NW3
6BA:**

- **2015/6843/P - Erection of new single-storey dwelling house with basement on land to the rear garden of No. 81 Fitzjohn's Avenue, with access off Ellerdale Road (Class C3); and**
- **2015/7036/P - Erection of new single-storey dwelling house with two storey basement on land to the rear garden of No. 81 Fitzjohn's Avenue, with access off Ellerdale Road (Class C3).**

I write in response to your email of the 28th April 2016 regarding the above applications. Please find detailed below a response to your enquiries with supplementary information to address the various issues raised in considering the two applications:

BIA (two storey basement application only)

Part C of the Audit Form was completed and issued to you directly by the applicant on the afternoon of the 28th April 2016. We therefore would be grateful for an update on the response from Campbell Reith?

Transport (both applications)

There is no objection to the imposition of Car Free occupation via a planning obligation. I would draw attention to the Unilateral Undertakings submitted for each application. These include an appropriate covenant. Could I ask for you to confirm the current position with these agreements as we have not received any feedback on their form or content.

The Construction Management Plan has been amended by Charles Edward Ltd to accommodate the details requested by the Highways Officer. However, I would advise that in our opinion, of the points raised, the scale of development does not warrant a separate consultation on the content of the CMP, nor is there a need for a Working Group.

Sustainability (both applications)

It is important to highlight that the scheme development has been supported by expert advice provided by Eight Associates. They have undertaken energy modelling in order to provide an accuracy to the proposal and ensure that any renewables solution and building specification would comply with the Energy Targets in the London Plan.

Clearly neighbours have raised concerns regarding the visual appearance of the roofscape, and would prefer to see more sedum roof than apertures or PV panels. However, the aesthetic sensitivity has to be balanced against the need for energy efficiency. The provision of PV panels is therefore a necessity and the only practical solution to meet these targets. It is also clear from the research on the previous approved scheme that the scale of panels shown was nothing more than an illustration. This has not helped in neighbour's assessments of the new proposal against the old.

In terms of the level of PV (the area of coverage) it would seem possible to equate the energy efficiency of a building to the number of panels on the roof. However, we have posed these questions to the consultant who has advised that in both cases the reduction in panel numbers by 1 would reduce the carbon emissions improvement to approximately 37% in both cases. However, this allows no room for manoeuvre at the point of assessment, prior to occupation. Should the structure not perform within the parameters of the model there is a danger that the SAP will show an energy rating below the target threshold. On this basis they have recommended that we remain at the proposed level of PV, in order to ensure compliance.

In terms of the visual appearance, the architect has examined an alternative rooflight layout and an amended roof plan drawing for each application is attached. The rooflight area has been reduced with the PV array in a cluster on the northern corner to minimise encroachment into views from the flats in 1 Ellerdale; the layout has also been rationalised and the sliding rooflights have been removed. The sedum blanket will flow under the angled array, providing a greener backdrop in views of the angled panels from the north.

We have given careful consideration to neighbour objections, and the redesign provides as much sedum area as we can without compromising the energy design. This issue has always been about balance, and we are hopeful that you will agree we have struck the right balance.

Trees (both applications)

In response to the Tree Officer comments, firstly I must advise that the proposal retains a sedum blanket roof. A green roof is thicker in composition and requires a deeper supporting structure to sustain the loading of the green roof. This would result in the scheme having to increase in height. The applicant does not wish to pursue this option. I would also draw attention to the excellent biodiversity value and aesthetics of the sedum blanket approach as set out in the Sustainability Report.

In respect of the mature ash tree in the rear garden of no.83 Fitzjohn's Avenue, a trial excavation has been undertaken to identify the extent of the root structure. The excavation found one root which was assessed by the Arborist. An addendum to his initial Tree Report is enclosed setting out the recommended approach to removing the root. The extent of encroachment into the RPA remains consistent with the recommendations of the Arborist

and the previous extant consent. The proposed mitigation will not result in a detrimental impact on the health of the tree.

Amenity

The sliding rooflights have been removed. This should overcome any concerns regarding noise from occupation and so preserve neighbouring amenity.

Summary

Careful consideration has been given to all the statutory consultee comments and the concerns raised by neighbours. The applicant has approached each issue in a robust manner utilising specialist advice where required. This letter is accompanied by revised details and supplementary information that addresses the issues of Construction Management, Sustainability, Trees and Neighbouring Amenity.

Subject to confirmation from Campbell Reith that the BIA on the two storey proposal is acceptable I would hope that we are in a position to move forward with a positive recommendation on both schemes.

If you or any of the Consultees have any questions, please contact me directly on 01234 272829, or 07919 334554.

I trust the attached is of assistance and look forward to hearing from you in due course.

Yours sincerely



Frazer Hickling

Director

PHILLIPS PLANNING SERVICES LTD

Enc.

- Updated Floor and Roof Plans for both applications.
- Revised Construction Management Plans for both applications.
- Tree Report Addendum – Trial Excavation.
- Email on Sustainability Target – Eight Associates.