

Michael Cassidy
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

25th May 2016

Dear Michael

MINOR AMENDMENTS TO PLANNING APPLICATION 2015/6383/P
42 Phoenix Road, London NW1 1TA
Town and Country Planning Act 1990

Please find enclosed minor amendments to the planning application referred to above. Please accept these as formal amendments and determine the planning application as amended.

The amendments incorporate minor changes to the scheme design to respond to and overcome concerns raised by Camden officers during a meeting on 23rd February 2016. The amendments comprise:

Ground floor height

- floor to ceiling height increased from 2.9 to 3.425 metres

Elevational grid

- Brick piers between glazing increased from 3 no. to 4 no. bricks wide and window bays reduced in width accordingly

Design of the roof

- The height of the roof is reduced from 4.125m to 3.325m
- The dormer windows are reduced in width to align with glazing on lower floors and increase the extent of masonry
- The overall building height is reduced from 38.875 to 38.600 metres while the parapet height is increased from 34.75 to 35.275 metres

D1 Accommodation - Basement and ground floor internal space

- internal layout amended to reduce number of structural columns, creating more flexible space
- floor to ceiling height increased from 2.67 to 2.8 metres

Clarendon Grove passageway

- The height of the passageway is extended to include the first floor providing a floor to ceiling height increase from 2.7 to 6 metres, and 2.6 m wide. This is 2 metres taller and 800 mm wider than the existing passageway.

Accommodation

- The number of student apartments remains as proposed and one 6 bed unit reduces to a 4 bed unit with the overall bed numbers reducing from 55 to 53 beds
- The student accommodation floor area reduces by 35 square metres

This submission, in addition to this covering letter comprises drawings as described below and a Design and Access Statement Addendum.

Planning Drawings (Allies and Morrison Architects)

Revised drawings:

988_07_100 Rev P2	Proposed Basement & Ground Plan	1:100	A1
988_07_101 Rev P2	Proposed First & Typical, Plan	1:100	A1
988_07_200 Rev P2	Proposed Context Elevations N&E	1:200	A1
988_07_201 Rev P2	Proposed Context Elevations S&W	1:200	A1
988_07_202 Rev P2	Proposed North Elevation	1:100	A1
988_07_203 Rev P2	Proposed East Elevation	1:100	A1
988_07_204 Rev P2	Proposed South Elevation	1:100	A1
988_07_205 Rev P2	Proposed West Elevation	1:100	A1
988_07_300 Rev P2	Proposed Section South-North	1:100	A1
988_07_301 Rev P2	Proposed Section East-West	1:100	A1
988_07_400 Rev P2	1 st floor Wch adapted flat general arrangement	1:25	A1
988_07_401 Rev P2	Studio flat Wch adapted	1:25	A1
988_07_500 Rev P2	Phoenix Road Entrance	1:50	A1
988_07_501 Rev P2	Chalton Street Entrance	1:50	A1
988_07_502_A Rev P2	Clarendon Grove Improvement	1:50	A1

Additional drawing:

988_07_101_A Rev P1	Proposed Ground & First & Typical, Plan	1:100	A1
988_07_205_A Rev P1	Proposed West Elevation (illustrative)	1:100	A1

Superseded drawings are highlighted (abe) in the table of original planning drawings below:

Proposed Floor Plan			
988_07_050	Proposed Site plan	1:200	A1
988_07_100	Proposed Basement & Ground Plan	1:100	A1
988_07_101	Proposed Typical, 5 th & Roof Plan	1:100	A1
988_07_102	Proposed Area Plans	1:100	A1
Proposed Elevations			
988_07_200	Proposed Context Elevations N&E	1:200	A1
988_07_201	Proposed Context Elevations S&W	1:200	A1
988_07_202	Proposed North Elevation	1:100	A1
988_07_203	Proposed East Elevation	1:100	A1
988_07_204	Proposed South Elevation	1:100	A1
988_07_205	Proposed West Elevation	1:100	A1
Proposed Sections			
988_07_300	Proposed Section North-South	1:100	A1
988_07_301	Proposed Section East-West	1:100	A1
Proposed Apartment Types			
988_07_400	-6 bed flat WCH	1:60	A1
988_07_401	WCH studio flat	1:60	A1
Proposed Bay Studies			
988_07_500	Phoenix Road Entrance	1:50	A1
988_07_501	Chalton Street Entrance	1:50	A1
988_07_502	Clarendon Grove	1:50	A1

It should be noted that the red line site boundary does not change.

The applicant accepts that the Local Planning Authority may wish to undertake further notification / publicity in respect of the amended application.

The applicant agrees to an extension of time for the determination of the application to the end of July 2016.

The applicant requests that the application is reported to Planning Committee for determination.

It is noted that Camden officers have welcomed all the proposed changes, which have been shared informally prior to this submission, with the exception being the principal of oversailing Clarendon Grove. Despite the existing underpass, you have informally advised that building over the alleyway would be unacceptable and if this was removed then the resultant public benefit could be the basis for justifying the loss of the existing building and for recommending approval to Committee. You also advised that we withdraw the application and engage in pre application advice, for a second time, to address minor design issues and indicated that a PPA (Planning Performance Agreement) could be basis of agreeing a programme for pre application advice and new application assessment including reporting to Committee.

The applicant considers that the proposed improvements to the existing Clarendon Grove passageway are transformative and constitute a significant public benefit and that eliminating the existing oversail entirely, an established part of the streetscape character and a common feature throughout London, would not be a better public benefit as is evidenced in our Design and Access Statement Addendum. Notwithstanding that a "Public Benefit" test applies only to Designated Heritage Assets, not those on a local list, The applicant also considers the proposed design offers significant additional "Public Benefit", over and above the improvements to Clarendon Grove, such as:

- 100% pavement level disabled access.
- Enlarged D1 accommodation for community use, of vastly improved quality and flexibility.
- Widened public thoroughfares on two key pedestrian routes identified in the Euston Area plan.
- Removal of unhygienic waste storage from the Phoenix Road pavement.
- Substantial improvement in environmental performance to the latest international standards.
- Active frontages to Phoenix Rd and Chalton St, meeting the aspirations of the Euston Plan.
- Fire and safety performance to the latest international standards.
- Significantly increased accommodation designed specifically for 2nd and 3rd year students, who would otherwise compete directly with families and key workers for housing in the private rented sector.

Therefore as the proposed development remains substantially as originally submitted, the design improvements should be accepted as minor amendments and the application should be considered as amended and determined accordingly.

The applicant is aware of the expected planning application for development of the adjoining Maria Fidelis School. Our DAS Addendum includes illustrative material showing how our proposed design can adapt in the future as changes to that site come forward. An illustrative alternative Proposed West Elevation (988_07_205_A Rev P1) drawing is also provided.

Please don't hesitate to contact me should you wish to discuss any aspect of these details or the proposal.

Yours sincerely

John Farnham
PROTEAN PLANNING LIMITED

cc Duncan Pittaway, Findlay Estate Company Ltd.
Rachel, Mundell, Allies and Morrison Architects