

Tania Skelli-Yaoz

Planning Officer
Development Control Planning Services
London Borough of Camden
5 Pancras Square
London N1C 4AG

14th October 2016

Dear Tania,

125 Clerkenwell Road, London EC1R 5DB: Application Ref. 2015/6751/P - Revised Application Submission

Thank you very much for your email dated 11th October and for confirming that the details issued with our letter to you dated 23rd September 2016 are acceptable and that your department will address the materials of the proposed scheme as conditions (namely proposed bricks bond and mortar, powder coated metal louvres, existing brickwork cleaning and repointing). We note, however, that you wish to address the following items prior to issuing a planning decision:

1. Details of 'connection/attachment to the listed building': Please find attached new drawing 125CR/P/17 which shows a sectional elevation at the junction between the proposed development and the flank wall of 123 Clerkenwell Road.

Please note from the drawing that the connections and attachments to the listed building are minimal with traditional lead flashing occurring where the flat roof of the third floor roof extension abuts the flank wall of 123 Clerkenwell Road and only a discreet compressible seal joint (as detailed on the drawing) will occur vertically between the metal cladding (and proposed brickwork to the rear elevation) of the proposed roof extension and 123 Clerkenwell Road at the vertical junctions as shown.

Connections and attachments to the flank wall are therefore deliberately designed to be as visually minimal as possible so as not to impact on the fabric of the listed building.

2. Method Statement for the retention of the facade: We have asked our structural engineers to prepare a short report concerning the approach to be adopted in order to retain the street facade for assurance and clarification, which we attach for your information - see the attached Facade Wall Retention report (dated 14th October 2016) prepared by Studio Park.

A detailed structural method statement and design will follow once the detailed design stage of the project is completed and then the proposals will be submitted to you for approval before any demolition whatsoever takes place. Consequently we consider that what you require is best served by a condition that stipulates that no works may proceed until you are satisfied by proposals as to how the front facade is to be retained.

We would also like to reiterate the point made in my previous letter dated 23rd September 2016 that a detailed method statement can only be prepared during the preparation of detailed construction information which would be premature for planning stage.

3. PV Panels: While we have previously designed the array of the PV panels to be as discreet as possible, set back from the front facade of the existing frontage by 4.6 metres with a low angle of 23 degrees, we have further reduced the angles of the PV panels to 20 degrees to further reduce the heights of the panels.

Bearing in mind the optimum angle for the maximum efficiency of the panels is typically between 30 and 45 degrees in the UK (please note that the Etude Sustainability Strategy submitted with this planning application recommended a 30 degree angle for the PV panels), we would not wish to lower them any further as this would further reduce their efficiency and therefore lower the on-site renewable energy production.

The PV panels have been designed to be set back and angled so as not to be visible from street level from Clerkenwell Road nor from ground floor level to the rear from the Bourne Estate. The treatment of the PV panel arrays therefore meets the requirements of Camden Development Policies document section DP24 'Securing High Quality Design' - clause 24.18 states that services equipment should "be located in a visually inconspicuous position", which is how the the layout of the PV arrays has been approached to this scheme.

This also meets the requirements of section DP25 'Concerning Camden's Heritage', where we have ensured that the "special character or appearance of the area" is preserved and not harmed in any way.

By submitting the above information and drawings, we therefore believe that we have now addressed all the issues in your emails dated 12th September and 11th October 2016. Accordingly, we are issuing the final pack of drawings as the final formal revised planning issue as scheduled on the attached drawing issue register. Please note for clarity that for the final planning submission package, we have updated the Design and Access statement (updating the elevational drawings on pages 16-18) which is now Revision B. For your convenience, we have also attached copies of the following reports and documents previously submitted to you:

1. 20150102 WFS151120 Sustainability strategy-Rev B (submitted with the original planning application 2nd December 2015).
2. 20150102 WFS151121 Sustainability strategy APPENDIX-Rev A (submitted with the original planning application 2nd December 2015).
3. H2210 - 125 Clerkenwell Road - Daylight Assessment - v2 (submitted with the original planning application 2nd December 2015).
4. Hawkins Environmental Letter dated 1st September 2016 (previously sent to the Council on 2nd September 2016).

Now that you have all the information you require to complete the application, please could you advise when the formal planning decision is scheduled to be issued.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R. Hopkins', with a horizontal line extending from the end of the signature.

Robert Hopkins
MBH Architects

cc. Rachael Parry: Camden Council
Neil McDonald: Camden Council
Wayne Chandler