



GERALDEVE

Jonathan McClue
Development Management (Camden Council)
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldeve.com

16 November 2016

Our ref:

Your ref: PP-05630167

Dear Jonathan

Town and Country Planning Act 1990 (as amended)
Section 73 application
101 Camley Street, London

On behalf of our client, Chalk Farm Development Limited c/o Aragorn Properties Corp, we enclose a Section 73 application to enable minor material amendments to be made to the approved scheme.

Background

Planning permission was granted under reference 2014/4385/P in March 2015 for the:

Demolition of existing building and redevelopment for a mixed use building ranging from 6 - 13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, the provision of a pedestrian footbridge with disabled access over the Regent's Canal, and associated landscaping and other works relating to the public realm.

Chalk Farm Development Limited acquired the site earlier this year and intends to commence development in Spring 2017. Following a review of the approved scheme, a number of minor changes are proposed, mainly to the internal arrangement of the buildings. These changes are summarised below:

Residential amendments

1. Relocation of all of the affordable accommodation to the southern block in order that a Registered Provider can easily manage the accommodation. The affordable access would be via Granary Street.
2. Rationalisation of the core arrangement in the northern market housing block to create one core with two access points at Granary Street and Camley Street.
3. Rationalisation of core arrangement in the southern affordable block to improve apartment layouts

Basement amendments

4. Rationalisation of the basement, including the removal of the large car ramp and introduction of a car lift and cycle lift

5. Introduction of separate refuse and cycle stores for the commercial, market housing and affordable housing units within the basement
6. Provision of an additional 11 cycle spaces to reflect the commercial increase in floor area
7. Creation of a refuse lift to create a single refuse point within the building which can be easily managed
8. Rationalisation of plant area within the basement

Commercial amendments

9. Introduction of Use Class B1 floor area within the rationalised basement equating to 908 sqm GIA.
10. Rationalisation of the layouts in the lower ground floor
11. Creation of one main commercial entrance point rather than separate entrances

Design amendments

12. De minimis design changes at lower ground floor including the relocation of the substation to create a larger substation together with louvered panels
13. Removal of individual doors into the commercial floorspace and replacement with windows
14. Creation of a void to allow light into the basement commercial area

The proposed amendments align with the spirit of the approved proposal. Whilst the proposal does not increase the total GEA of the approved building, the commercial floor area has increased by 1,122 sq.m GEA and 986 sq.m GIA. This increase is as a result of the removal of the car ramp and the inclusion of a void. Table 1 below provides a breakdown of floor area against the approved scheme:

Table 1 – Comparison of approved and proposed floor areas

	Approved floor area GEA sq.m	Proposed floor area GEA sq.m	Approved floor area GIA sq.m	Proposed floor area GIA sq.m
Class B1	2,220	3,342	2,104	3,090
Class C3	17,975	16,853 *	16,397	15,513*

*please note that the loss of GEA and GIA residential floor area only relates to ancillary residential space including the loss of the car ramp and not useable apartment floor area.

Minor Amendments to the residential mix

As a result of the changes to the residential layouts, including the relocation of the affordable apartments within the southern block, there have been minor changes to the approved residential mix. The total number of apartments remains the same at 121. Table 2 below compares the approved and proposed mix:

Table 2 – Comparison of approved and proposed residential unit mix

	Studio and 1 bed 1 person	2bed 3 p	2 bed 4 p	3 bed 5 p	4 bed 6p
Private	20		41	29	1
Proposed Private	20		41	29	1
Shared Ownership (SO)	1	6	7		
Proposed SO	2 (+1)		12 (+5)		
Affordable rent (AR)	2		5	7	2
Proposed AR	0 (-2)		7 (+2)	7	2

A sunlight/daylight report has been prepared by GL Hearn to review the revised internal residential layouts. The report concludes that the analysis shows a high level of daylight amenity to the majority of rooms and exceeds urban expectations. The relocation of the proposed affordable housing units would benefit from greater levels of sunlight and daylight as the block benefits from a southerly aspect compared to the approved location of affordable units.

Planning Application documentation

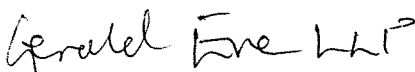
Accordingly, please find enclosed the following application documentation which has been sent to you on a CD:

1. This covering letter
2. Application forms and CIL form
3. Design pack explaining the design changes prepared by Unit architects
4. Approved drawing pack prepared by KSR architects
5. Proposed drawing pack prepared by Unit architects
6. Sunlight Amenity Report in Respect of Residential Habitable Rooms prepared by GL Hearn
7. Transport Note and Servicing Strategy prepared by Arup

The application has also been made on-line via the planning portal (reference: PP-05630167).

We trust that you have all you need to validate this application. If you have any queries, please contact Sam Palmer or Natalie Davies at the above office.

Yours faithfully



Gerald Eve LLP

NDavies@geraldeve.com
Direct tel. +44 (0)20 7333 6371