

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Christopher Hancock Associates
Sheldon House
Romans End
St. Albans
Herts
AL1 2EA

Application Ref: **2003/1569/P**

Associated Ref:
Please ask for: Grant Leggett

Telephone: 020 7974 5562

12 October 2005

Dear Mr Hancock

**Town and Country Planning Acts 1990 (as amended)
2-12 Swain's Lane, London, NW1**

Thank you for your letter regarding an amended to the approved development at the above address for the use of the roof of the residential block of flats as a terrace for residents, and the associated raising of parapets on side and rear elevations, glass/steel balustrading to the front elevation, timber decking, replacement rooflights, and external lighting.

You have submitted a drawing (GUW-PL-05) showing a proposed amendment to the design of the approved river-side terrace balustrade, the approved glazed balustrade being replaced with a metal grille balustrade. I do not consider the amendment to the scheme is a material alteration and am satisfied it can be carried out under the existing planning permission without the need for a fresh application.

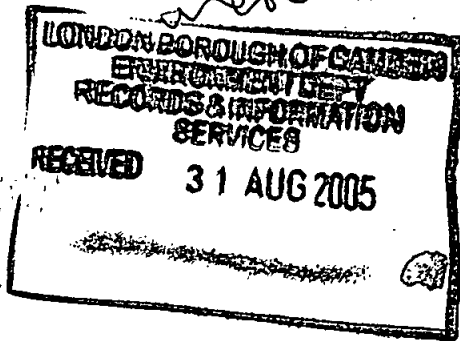
I trust this is useful. Please contact me directly on 0207 974 5562 if you have any further questions about the proposed development.

Yours faithfully


Grant Leggett
Contract Planning Officer



2/12 GRAND
UNION WALK? NE



T/D 14/9/05
CHRISTOPHER HANCOCK ASSOCIATES

Architectural Design
Interior Design
Graphic Design
Project Management
Planning Supervision

Sheldon House
Romans End
St Albans
Herts AL1 2EA
Tel/Fax 01727 855324

London Borough of Camden
Development Control
Planning Services
Town Hall
Argyll Street
London WC1H 8NH

26 August 2005

Dear Sirs

Re 2/12 Grand Union Walk, Kentish Town Road, NW1 9LP
Application ref: 2003/1569/P

On the 31 October 2003 your authority granted full planning permission for the proposal to use the roof of the existing residential block as a terrace for residents, together with the associated raising of parapets, timber decking, new roof lights, lighting etc.

With particular regard to the proposed balustrading, this was shown as solid horizontal ribbed metal cladding to the rear (car park) elevation and metal/glass balustrading to the parapets facing the Grand Union Canal.

We wish to omit the glass infill panels to the steel balustrade to the canal elevation and replace it with a galvanised steel open grid panel as shown on the attached photographs. This panel is, in fact, more in keeping with the building design as it is also used on the original balustrading to the canalside walkway at ground floor level.

We would be grateful if you could consider this amendment as an amendment detail only, not requiring a full planning application.

I would be glad to receive your consideration in this respect as soon as possible.

Yours faithfully,

CH HANCOCK

Enc. Copies approved drawings
Photos proposed mesh infill panels

Ordered file
on 8/Sept/05

Manaois, May

NE

From: webmanager@camden.gov.uk
Sent: 18 October 2003 15:38
To: env.devcon@camden.gov.uk
Subject: Camden Planning Response Form

Server protocol: HTTP/1.0
Remote host: 132.185.240.12 (132.185.240.12)
User Agent : Mozilla/4.0 (compatible; MSIE 5.15; Mac_PowerPC)

FullName : David Oppedisano
Address1 : 13 Camden Gardens
Address2 : NW1 9PQ
Address3 :
Address4 :
Telephone :
Email : davidoppedisano@onetel.net.uk
Building : 2-12
StreetName : Grand Union Walk
Application : 2003/1569/P
1 : 1_b

Comments : I strongly oppose the plans to alter the roof of the Sainsbury's flats designed by Nicholas Grimshaw and Partners.

I live in the Circle 33-owned block immediately across the canal from the flats. For years I have run the tenants association and overseen the upkeep of the Circle 33 property. I am very pleased to be living in this block, particularly because of the expansive view of the sky and of the Sainsbury's block below it.

I love the contours and the surface of the Sainsbury's block. I am aware that the building has its detractors; I am not one of them.

I do not want to get precious about the matter, but I do feel the plans are an abomination considering that the shape of the existing building is a major reason why it will very likely receive listing status one day.

I don't necessarily expect to get anywhere with my solo campaign. I have rung Grimshaw and Partners, who I was shocked to find had not been consulted and knew nothing of the plans. I shall be talking with one of the Grimshaw directors again next week, after which time I will make a decision whether or not to approach the Evening Standard, the 30th Century Society, Building Design magazine etc.

The proposed changes to the roof constitute the type of architectural fiddling that is normally frowned upon with horror at some later stage; the type of thing that results in people saying 'How did they ever allow that in the first place?'.
.

I am less interested in the privacy I may have to forgo with rooftop revellers than I am in the integrity of the building's design.

Please do not give this proposal the go-ahead. it constitutes a gross mistreatment of an architectural landmark.

David Oppedisano

✓ J.E.
OBJ

Manaois, May

From: webmanager@camden.gov.uk
Sent: 18 October 2003 15:10
To: env.devcon@camden.gov.uk
Subject: Camden Planning Response Form

Server protocol: HTTP/1.0
Remote host: 132.185.240.12 (132.185.240.12)
User Agent : Mozilla/4.0 (compatible; MSIE 5.15; Mac_PowerPC)

FullName : David Oppedisano
Address1 : 13 Camden Gardens
Address2 :
Address3 :
Address4 :
Telephone :
Email :
Building :
StreetName :
Application :
Comments :

QES NE

Bryan, Sylvia

From: webmanager@camden.gov.uk
Sent: 18 October 2003 15:38
To: env.devcon@camden.gov.uk
Subject: Camden Planning Response Form

Server protocol: HTTP/1.0
Remote host: 132.185.240.12 (132.185.240.12)
User Agent : Mozilla/4.0 (compatible; MSIE 5.15; Mac_PowerPC)

OBJ 5.6

FullName : David Oppedisano
Address1 : 13 Camden Gardens
Address2 : NW1 9PQ
Address3 :
Address4 :
Telephone :
Email : davidoppedisano@onetel.net.uk
Building : 2-12
StreetName : Grand Union Walk
Application : 2003/1569/P

1 : 1_b

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Please do not give this proposal the go-ahead. it constitutes a gross mistreatment of an architectural landmark.

David Oppedisano

rowne, Candy

From: Polenghi, Luca [Luca_Polenghi@ldn.invesco.com]
Sent: 27 August 2003 19:31
To: 'env.devcon@camden.gov.uk'
Subject: APPLICATION REF. 2003/1569/P

OBJ ✓ J.E

Ms. Sarah Griffiths

London Borough of Camden
Development Control
Planning Services
Town Hall
Argyle Street
London
WC1H 8ND

GRH

Re: APPLICATION REF. 2003/1569/P

Dear Madam,

First of all let me introduce myself: my name is Luca Polenghi and I am one of the 12 owners of Grand Union Walk; the building affected by the application.

As we spoke on the phone earlier today, please find below the reasons of my objection:

- Concerned with altering the original design of the building by a world class Architect: Nicholas Grimshaw. (Works in the UK include The Eden Project in Cornwall, the Financial Times building at the Docklands, BMW headquarters in Bracknell, etc. He's also planning the re-modernization of the Battersea power station. For additional information, please see: Colin Amery, "Architecture, Industry and Innovation - the early work of Nicholas Grimshaw & Partners" Phaidon editions.)
- The building is well known as it is, in fact every single year I had architecture faculty students that wanted to visit the building because of assignments given them by their professors.
- The lease, dated 6th July 1995, explicitly prohibits any modification to the building in the 3rd schedule, points 3 and 4 which state respectively:
" Not at any time during the said term (2988) to build or set up or suffer to be built set up or maintained on the property any additional erection or rebuilding - nor make any alteration to the external appearance of the building - now all within the perpetuity period on the property or in the plan or elevation thereof".
"Not by building or otherwise to stop or obstruct the access of any light or air belonging to or enjoyed by the buildings now or within the perpetuity period on the retained land".
- External modification: as proposed in the application changes extensively the landscape of the building.
- Extensive internal modification will be required to gain access to the roof terrace. In particular it will require the construction of a new staircase. Additionally, a new access to the roof will be required for each unit.
- General loss of light.
- Loss of privacy.

28/08/2003

-Recent prospective buyers expressed the wish to acquire my property because it was kept as originally designed. I am concerned with the possible loss in value of the property.

- Property agents and professional architects suggested that the property should be left as it is.

If you require any other information, please contact me (preferably by e-mail).

While hoping that you will consider my concerns,

Thank You and Best Regards
Luca Polenghi

9, Grand Union Walk
Kentish Town Rd.
London NW1 9LP
+44 7956339482
Email: luca_polenghi@ldn.invesco.com

Filtri antispamming e antivirus per la tua casella di posta

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28/08/2003

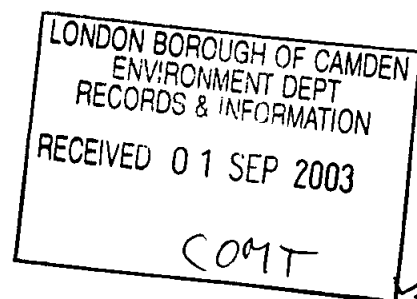


**British
Waterways
London**



Your Ref: 2003/1569/P
Our Ref: Ir/km/lbcam/2-12GrandUnionWalk

London Borough of Camden
Development Control Planning Services
Town Hall
Argyle Street
LONDON
WC1H 8ND
For the attention of Sarah Griffiths



28th August 2003

Dear Ms Griffiths

Town and Country Planning Act 1990 (as amended)
Re: 2-12 Grand Union Walk, London NW1

Thank you for your letter of 8th August consulting British Waterways on the planning application at the above site for the use of the roof as a terrace including raising the parapet, glass/steel balustrading to the front elevation, timber decking, rooflights and external lighting.

British Waterways have now had the opportunity to consider the proposal and raise no objection to the principle of development. British Waterways do, however, wish to raise a point about lighting. The application proposes external lighting but provides no details of the type of lighting or the power of the lighting. British Waterways would be grateful to receive more information in this respect to enable us to assess any impact of the proposed lighting upon the navigation

Condition

Thank you again for consulting British Waterways on this application and should you wish to discuss the proposal further, please do not hesitate to contact me.

Yours sincerely,

Kate Mansell
Urban Planner

t: 0207 266 6148
e: kate.mansell@britishwaterways.co.uk

Regional Office

British Waterways London The Toll House Delamere Terrace Little Venice London W2 6ND
T 020 7286 6101 F 020 7286 7306 E enquiries.london@britishwaterways.co.uk
www.britishwaterwayslondon.co.uk

Grand Union Canal Regent's Canal London Docklands River Lee Navigation River Stort Navigation



GRIMSHAW

FAX

Communications Department

To Sarah Griffiths Camden Council 020 7974 1975

From Donnathea Campbell
Date 27 October 2003
Pages 1 (incl)
Subject **GRAND UNION WALK**

NOBJ J.E.

Dear Ms Griffiths

I can confirm that Grimshaw has no objection to the proposed roof terraces at 2-12 Grand Union Walk shown on planning application 2003/1569.

Regards

Donnathea Campbell
Head of Communications
Direct dial 020 7291 4112

cc Neven Sidor Grimshaw

**Nicholas Grimshaw
& Partners Limited**
Architects, Planners
& Industrial Designers

1 Conway Street
Fitzroy Square
London W1T 6LR
T +44 (0)20 7291 4141
F +44 (0)20 7291 4194
info@grimshaw-architects.com
www.grimshaw-architects.com

Directors
Sir Nicholas Grimshaw CBE RA
David Harriss
Christopher Nash
Neven Sidor
Andrew Whalley

Associate Directors
Ingrid Bille
Jolyon Brewis
Keith Brewis
Florian Eames
Michael Holmes
Mark Middleton
David Portman

Senior Associates
Kai Flender
Ewan Jones
Kirsten Lees

Associates
Simon Beames
David Kirkland
Michael Pawlyn

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Registered office as above
Registered in England and Wales
VAT No. 524 3709 55

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TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

NOTICE OF RECEIPT OF A PLANNING APPLICATION

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Date of Notice: 22 August 2003

Tel 020 7278 4444
Fax 020 7974 1975
Textlink 020 7974 6866

Application reference number: 2003/1569/P

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Associated application(s):

Address:
2-12 Grand Union Walk
London
NW1 9LP

Proposal:

The use of the roof as a terrace for residents, and the associated raising of parapets on all elevations, glass/steel balustrading to the front elevation, timber decking, rooflights, and external lighting.

The above application has been received by the Council and is being **dealt with by Sarah Griffiths on 020 7974 2682.**

You can look at the application and any submitted plans at the One Stop Reception on the 5th floor of Camden Town Hall, Argyle Street, WC1 8EQ. The Reception is open between 9.00am and 5.00pm, Monday to Friday with extended opening till 7.00pm on Thursdays. A duty planner is also available during these times to assist you in looking at plans and to offer general planning advice.

If you would like to submit comments on the application, please do so, in writing, within 21 days from the date of this notice. (Please quote the application number).

NOTIFICATION OF COMMITTEE DATE

If the decision is to be taken by the Development Control Sub-Committee we will tell you the date of the committee if you clearly ask us to in your letter.

Please also note that the proposal described above may not cover all aspects of the application. The submitted plans may show additional information.

Director of Environment Department



INVESTOR IN PEOPLE

Director
Peter Bishop

File Copy



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
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www.camden.gov.uk/planning

Mr. L. Hancock
10 Grand Union Walk
London
NW1 9LP

Application Ref: **2003/1569/P**
Associated Ref:
Please ask for: **Sarah Griffiths**
Telephone: 020 7974 **2682**

08 August 2003

Dear Sir/Madam

Town and Country Planning Acts 1990 (as amended)
ACKNOWLEDGEMENT OF RECEIPT OF AN APPLICATION

We received your application for Full Planning Permission dated 27 July 2003 on 01 August 2003, together with the required fee of £220.00 for the property listed below.

Address:
2-12 Grand Union Walk
London
NW1 9LP

The Proposed Work: The use of the roof as a terrace for residents, and the associated raising of parapets on all elevations, glass/steel balustrading to the front elevation, timber decking, rooflights, and external lighting.

We make every effort to reach a decision as soon as possible and have set ourselves the target this year of deciding at least 65% of all the applications we receive within 8 weeks. You should therefore receive a decision on your application by 02 October 2003.

We are legally required to consult on your application with individuals who may be affected by the proposals. As part of this process we allow a period of 21 days for the people and organisations to respond to us. We may also need to clarify or discuss certain aspects of your application, or negotiate revisions with you before we are able to make a recommendation on your proposal. Your application may therefore take longer than the statutory 8 week period to deal with.

If you want to check the progress of your application please contact the officer above.



August 8, 2003

Most applications are decided by officers under powers delegated to the Director of Environment. Some applications, such as major schemes being recommended for approval, or applications which are of significant local interest, will always be decided by that committee.

If you do not receive a decision by the above date, you have the right of appeal to the Planning Inspectorate after that date. Appeal forms are only available from the Planning Inspectorate at 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, telephone number 0117 372 8000.

If you need advice on whether to appeal, the Planning Inspectorate produce a leaflet "A Guide to Planning Appeals" available from their office. Alternatively, the leaflet produced by the Royal Town Planning Institute "Should I Appeal" is available from the One Stop Reception at the Town Hall, or you can seek independent advice from Planning Aid for London which is a charitable body staffed by volunteers. Their telephone number is 020 7613 4435.

If your fee was paid by cheque and the bank refused to honour it, your application will not be valid. We will not be able to deal with the application until you have paid the full fee.

Director of Environment Department