

Dorothee Raichle-Ekong  
Neale & Norden Ltd  
19-23 White Lion Street  
London  
N1 9PDApplication Ref: **2009/3719/INVALID**  
Associated Ref: **2006/0776/P**  
Please ask for: **Customer Support Team**  
Telephone: 020 7974 5613

19 August 2009

Dear Sir/Madam

**INCOMPLETE APPLICATION**Address: **159 161 163 and 165 Camden High Street**  
**London**  
**NW1 7JY**

Proposal Description: Minor amendment to remove the basement of previous approved application ref 2006/0776/P dated 16/05/2006 for the Demolition of existing 3 and 4 storey buildings and the redevelopment of the site through the erection of a five-storey plus basement level building, with retail (Class A1) at basement and ground floor levels, and 14 self-contained flats above (Class C3) with associated Conservation Area Consent application (Ref. 2005/0777/C).

Thank you for your application received on 04 August 2009.

Your application has been checked and found to be **incomplete** for the following reasons:

✓ • 24/08 It is considered that your application for amendments requires a new, completed application form. Please download and complete a Full Planning Permission application form available from the Council's website ([www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)) - 4 copies are required.

✓ • 24/08 Please annotate all the drawings correctly (for example P26A & P26B do not clearly read as approved or as proposed).

✓ • 24/08 Please provide a list outlining all the proposed changes to the approved scheme. Could you also indicate on the drawings where the proposed changes are to take place.

We cannot start work on your application until we receive all of this information. Please send the information, or inform us by email of your intention to send the information,



August 19, 2009

within 28 days of the date of this letter.

You can send the information to us via email. Please use the application reference number quoted above and the words 'Incomplete planning application' in the subject line of your email and send it to [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk).

Please read the [guidance notes](#) on attaching electronic files before sending your email.

By using email you do not need to send additional paper copies. Please send the information we have requested as an attachment to your message ensuring that the drawings are submitted at the required scale and can be printed on A3 or A4 size paper. Always show the scale and print size on drawings and a north point where necessary. Please name and number all documents and drawings clearly and uniquely, store existing and proposed drawings (plans, elevations, sections) in separate clearly titled files. **(Do not send multiple drawings in one file)**

If you want to send the information as paper copies please use the address at the top of this letter, quote the application reference and **ensure 4 copies of all drawings and information are provided.**

Yours faithfully

Customer Support Team

**McSevich, Erin**

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**From:** O'Connell, Sharon  
**Sent:** 18 August 2009 14:35  
**To:** McSevich, Erin  
**Subject:** FW: 159-165 Camden High Street  
**Attachments:** Council-20 minor amendment.doc; MX-2600N\_20090817\_154236.pdf

Sharon O'Connell  
Senior Planner, West Area Team

Telephone: 020 7974 5101

---

**From:** Dorothee Raichle [mailto:dorothee@nealeandnorden.co.uk]  
**Sent:** 18 August 2009 14:08  
**To:** O'Connell, Sharon  
**Subject:** FW: 159-165 Camden High Street

Dear Sharon,

I hereby want to withdraw the application no. 2009/0990/invalid, we are not proceeding with the enlarged basement. As discussed we would like to have the fee used for our application to amendment of the basement, revised planning drawings and revised elevation, letter dated 3<sup>rd</sup> August.2009.

If you have any questions, please do not hesitate to contact me.

Yours sincerely,

Dorothee Raichle-Ekong, Dipl. Ing. RIBA  
*Senior Project Architect*  
for and on behalf of Neale and Norden Ltd.

*Neale and Norden Ltd.*  
*Architects*  
19-23 White Lion Street  
London N1 9PD  
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f. 020 7843 1501

w. [www.nealeandnorden.co.uk](http://www.nealeandnorden.co.uk)

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19/08/2009

**From:** Dorothee Raichle [mailto:dorothee@nealeandnorden.co.uk]  
**Sent:** 17 August 2009 15:53  
**To:** 'O'Connell, Sharon'  
**Subject:** 159-165 Camden High Street

Dear Sharon,

Further to our telephone conversation , please find the letter from us, dated 3<sup>rd</sup> August 2009, attached regarding the amendment of the basement, revised planning drawings and revised elevation attached for your information.

As discussed we have already paid £335 for the request to have the basement enlarged, the application is invalid at the moment and due to the changes on our project we have not proceeded with it. Please find the copy of our letter with the cheque and the letter from Camden Council attached.

Would you mind sending us your comment? Thanks.

Where are we with the other conditions, I'm waiting for the list of the approved bricks, would you mind sending this to us?

If you have any questions, please do not hesitate to contact me.

Yours sincerely,

Dorothee Raichle-Ekong, Dipl. Ing. RIBA  
*Senior Project Architect*  
*for and on behalf of Neale and Norden Ltd.*

*Neale and Norden Ltd.*  
*Architects*  
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*Planner*

**Neale+Norden**

L i m i t e d

049604.la\_16.dre060209

Max Smith Esq  
Planning Department  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8EQ

Neale & Norden Ltd

A r c h i t e c t s

19 - 23 White Lion St

o n d o n

9 P D

6<sup>th</sup> February 2009

Dear Mr. Smith

**159,161,163 & 165 CAMDEN HIGH STREET, Ref. 2006/0776/P**

Further to your email, dated 21<sup>st</sup> January 2009 and our telephone convers 22<sup>nd</sup> January 2009, please find attached our formal application of:

**Variation of existing planning permission**

Lower Ground Floor; we have attached 4 sets the original planning drawing P09A and working drawing L10E showing hatched the extension of the basement in comparison. For the negotiations with Transport for London we had to demonstrate that the load we are building new on the tube tunnel is equivalent to the weight of the existing building. The existing building is 3-4 storeys (dead and live load total 13,300kN); the scheme of the planning application has 5 storeys (dead and live load total approx. 50,950kN). Drawing P09A shows a smaller basement towards the rear of the site, the volume excavated would only remove ground with a load of 20,000kN. The structural engineer suggested enlarging the size of the basement to the entire footprint of the building, this would remove load equivalent to 35,000kN, which would achieve a similar load than the new building and basement structure. Please find the email from our structural engineer and the cheque for the fee of £335 (further to our discussion) attached.

We look forward to validation of our application.

If you have any questions, please do not hesitate to contact us.

Yours sincerely,

**Dorothee Raichle-Ekong**, Dipl. Ing. RIBA  
For and on behalf of Neale and Norden Ltd

cc. Derek Adams                      BHA  
cc. Mr. Patel

TEL: 020 7843 1500    FAX: 020 7843 1501    E-MAIL: [architects@nealeandnorden.co.uk](mailto:architects@nealeandnorden.co.uk)    WEBSITE: [www.nealeandnorden.co.uk](http://www.nealeandnorden.co.uk)

Registered in England . No.2943142 . Corinthian House, 17 Lansdowne Road, Croydon, Surrey, CR0 2BX



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

Tel 020 7278 4444  
Fax 020 7974 1680  
Textlink 020 7974 6866

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

Street Environment Services (email)  
2nd Floor  
Cockpit Yard  
WC1N 2NP  
INTERNAL

Application Ref: **2008/5898/P**  
Associated Ref: **2006/0776/P**  
Please ask for: **Sharon O Connell**  
Telephone: 020 7974 5101  
Email: **Sharon.oconnell@camden.gov.uk**

26 January 2009

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)  
**CONSULTATION**

Address:  
**159 161 163 and 165 Camden High Street**  
London  
**NW1 7JY**

The Proposed Work:

**Details of windows, residential entrance, refuse store entrance and cycle store entrance (part condition 2), external materials (condition 3), method of storage and waste removal (condition 4), renewable energy provision (condition 5), cycle storage (condition 6), security measures on Underhill Passage (condition 8) and biodiversity (condition 9) pursuant to conditions 2 (part), 3, 4, 5, 6, 8, and 9 of the planning permission dated 16/05/06 (2006/0776/P) for demolition of existing 3 and 4 storey buildings and the redevelopment of the site through the erection of a five-storey plus basement level building, with retail (Class A1) at basement and ground floor levels, and 14 self-contained flats above (Class C3).**

[Click here to go to Planning Online Search](#) and view the site plans and documentation. If you need printed copies of the documentation please contact the Case Officer

If you wish to comment, please respond by email to the Case Officer within 21 days from the date of this letter.



Yours faithfully

Sharon O Connell

Culture and Environment Directorate

<b>Waste Storage Facilities – Planning Application Consultation Form</b>	
<b>Recycling Containment Comments</b>	
Is there sufficient space allocated for recycling containers? If no, give details.	No case file can be found
What size are the containers that we would require to be installed?	5x340 litre wheelie bins to be used and stored in a refuse/recycling chamber
What specific access requirements do the council need?	Council require access from 7 am box bag should be left on householders boundary not at top of stairs or in basement
Any other comments	Materials collected Paper and card Cardboard Cans tin/aluminium Glass mixed Plastic bottles Any further information can contact <a href="mailto:jon.dean@camden.gov.uk">jon.dean@camden.gov.uk</a> or 0207-974-7142
<b>Residual Waste Containment Comments</b>	
Is there sufficient space allocated for residual waste containers? If no, give details.	Yes, there appears to be sufficient storage for waste.
What size are the containers that we would require to be installed?	The three eurobins and one wheelie bins appear to be suitable for storage.
What specific access requirements do the council need?	The council will not collect the bins from the bin room as we already have access problems to Underhill Street. Bins will have to be presented by the managing agent to Arlington Road as do other properties in the area. Bins will also be returned after collection to the bin storage area by the managing agent.
Any other comments	Collection will be from bins presented by the managing agent from Arlington Road on Mondays and Thursdays. Any extra collections or bulk waste removals will require a paid contract.

Date: 9<sup>th</sup> October 2009  
Our Ref: CA\2009\ENQ\04416  
Your Ref:  
Contact: Sharon O Connell  
Direct Line: 020 7974 5101  
Email: Sharon.oconnell@camden.gov.uk



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

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dorothee Raichle-Ekong  
Neale & Norden LTD  
19-23 White Lion Street  
London  
N1 9PD

Dear Dorothee

Town and Country Planning Act 1990 (as amended)  
**RESPONSE TO ENQUIRY, REFERENCE CA\2009\ENQ\04416**

I am writing with regards to conditions 1, 7, 10 and 11 of planning permission

**Condition 1:** The details submitted have demonstrated that the works to implement the planning permission began before the permission expired on the 16<sup>th</sup> May 2009.

**Condition 7:** The letter dated 27<sup>th</sup> September 2009 from Burke Hunter Adams demonstrates that this condition has now been satisfied.

**Condition 10:** This condition does not require information to be submitted, it just requires the louvers on the side elevation to be fixed shut at the time of installation and retained as such thereafter.

**Condition 11:** This condition does not require information to be submitted. However, should the obscure glazing be installed as shown in drawing L22D then this condition would be met. This obscure glazing will need to be permanently maintained.

I hope this clarifies the situation with regards to these conditions.

Yours sincerely,

**Sharon O Connell**  
Senior Planner  
West Area Team.



FAO: Mr Gavin Sexton  
London Borough of Camden  
Development Control  
Planning Services  
Town Hall  
Argyle Street  
LONDON  
WC1H 8ND

Waterside House  
35 North Wharf Road  
London W2 1NW

Tel: 020 7935 4422  
marksandspencer.com

Date: 27 April 2010

Dear Mr. Sexton,

**Application Ref: 2009/3719/P**

**Site Address: 159 161 163 and 165 Camden High Street London NW1 7JY**

In relation to the amendments proposed for the application at the above address, Marks and Spencer Plc has objections to make on certain aspects of the application.

We note that no information has been submitted with this application, in relation to Condition 7 which related to increasing the footway directly in front of the application site on Camden High Street. We view this as an integral part to this application, as the pedestrian movement is very high along the High Street. If 462 square meters of new retail trading space is to be added, then it is crucial that the already oversubscribed pathway is widened before occupation of the retail unit, as from the new spec of the store it is more likely to attract a larger retailer than what was sited there previously and therefore this would lead to a likely increase in the current pedestrian footfall.

In relation to the details submitted to discharge Condition 4, there is no mention of how the waste from the retail unit shall be disposed of and drawing number P10A does not seem to illustrate any specific area for the storage of waste. I would suggest given that the space around this site is so limited that details of this are procured prior to the retail units occupation, it is alarming that this did not even appear to be a consideration in the Officer's Report whilst assessing the original development (2006/0776/P).

Further developing this point, it would not be convenient for refuse vehicles to be stored at the rear of the property as this car park is owned by Marks and Spencer Plc and is therefore operational during day time hours and so refuse vehicles would not therefore be able to access the car park during this time. In addition to that the applicant has no right of access to the car park area.

We note in the s106 agreement, dated 16 May 2006, in paragraph 4.3 'Service Management Plan' that, on or prior to the implementation of the development; a service management plan should be submitted and approved by the Council. To date we are not aware that this has been submitted and approved. In addition to that request for information, paragraph 6.23 of Planning Officer Thomas Smith's report on the original application (2006/0776/P) states, in relation to the servicing management plan, that "all deliveries to the site to be made via Underhill Street rather than Camden High Street given the limited amount of loading space and the disruption to pedestrians that would otherwise be caused".

It should be brought to the Planners attention that Marks and Spencer Plc has previously liaised with Camden Council on the use of Underhill Street for deliveries, as issues were brought to our attention by Mr. Elliott Della, a Senior Engineer in the Traffic Engineering Team of your Council. Marks and Spencer as a result of this, moved delivery schedules to accommodate neighbours and also worked to alleviate access issues into Underhill Street and therefore, by proposing other vehicles to use this street for deliveries for the new retail unit would be wholly impractical, despite the fact that a servicing management plan has been requested, as the lane is already oversubscribed with the companies that currently use it.

Marks and Spencer plc  
Registered Office:  
Waterside House  
35 North Wharf Road  
London W2 1NW  
Registered No. 214436  
(England and Wales)

In addition to this, vehicles delivering to the retail unit, would be parked at the end of the lane will block access into / out of the car park. The vehicles would also be unable to access the car park to turn as they have no right of access.

It would appear that the practicalities of the servicing arrangements have not been thoroughly thought through. Whilst M&S were working with the Council in 2007, it was proposed that loading bays should be created to the front of our store and that waiting times should be introduced, instead of Red Bus Routes to alleviate the concerns on Underhill Street and volumes of traffic at the rear of the store. It appears that the Council and Councillors never progressed this, but perhaps this issue to be revisited prior to approval.

Please note that Marks and Spencer Plc would welcome any future discussions on the possibility of introducing waiting times on Camden High Street.

I trust that you will consider these points in relation to the application, to avert any future issues.

Yours sincerely

**Andrea MacGregor**  
**Marks and Spencer plc**

Tel: 0208 718 2904

E Mail: [Andrea.Macgregor@marks-and-spencer.com](mailto:Andrea.Macgregor@marks-and-spencer.com)

Encl: Email copy of this letter

## Macgregor, Andrea

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**From:** Macgregor, Andrea  
**Sent:** 27 April 2010 15:52  
**To:** 'gavin.sexton@camden.gov.uk'  
**Cc:** 'env.devcon@camden.gov.uk'  
**Subject:** Application Ref: 2009/3719/P - 159 - 165 Camden High Street London NW1 7JY - Objection Letter

Dear Mr. Sexton,

Application Ref: 2009/3719/P

Site Address: 159 - 165 Camden High Street London NW1 7JY

In relation to the amendments proposed for the application at the above address Marks and Spencer Plc wishes to objection to certain aspects of the application.

We note that no information has been submitted with this application, in relation to Condition 7 which related to increasing the footway directly in front of the application site on Camden High Street. We view this as an integral part to this application, as the pedestrian movement is very high along the High Street. If 462 square meters of new retail loading space is to be added, then it is crucial that the already oversubscribed pathway is widened before occupation of the retail unit, as from the new spec of the store it is more likely to attract a larger retailer than what was sited there previously and therefore this would lead to a likely increase in the current pedestrian footfall.

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Further developing this point, it would not be convenient for refuse vehicles to be stored at the rear of the property as this car park is owned by Marks and Spencer Plc and is therefore operational during day time hours and so refuse vehicles would not therefore be able to access the car park during this time. In addition to that the applicant has no right of access to the car park area.

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In addition to this, vehicles delivering to the retail unit, would be parked at the end of the lane will block access into / out of the car park. The vehicles would also be unable to access the car park to turn as they have no right of access.

It would appear that the practicalities of the servicing arrangements have not been thoroughly thought through. Whilst M&S were working with the Council in 2007, it was proposed that loading bays should be created to the front of our store and that waiting times should be introduced, instead of Red Bus Routes to alleviate the concerns on Underhill Street and volumes of traffic at the rear of the store. It appears that the Council and Councillors never progressed this, but perhaps this issue to be revisited prior to approval.

I trust that you will consider these points in relation to the application, to avert any future issues.

A hard copy of this letter follows.

Yours sincerely

**Andrea MacGregor**

**Town Planner**

**Marks and Spencer plc**

✉ **Property (TP4.1), The Point, 37 North Wharf Road, London W2 1AF**

☎ **Tel 0208 718 2904 Fax 0207 723 2932**

✉ **E Mail: [Andrea.Macgregor@marks-and-spencer.com](mailto:Andrea.Macgregor@marks-and-spencer.com)**

# Regional Building Control

Corporate Approved Inspector for Building Regulations  
Chartered Building Control Surveyors



SL3.1.1

06 May 2009



Ability House  
121 Brooker Road  
Waltham Abbey  
EN9 1JH

T: 01992 653 900  
F: 01992 653 593

E: london@rbcltd.co.uk  
W: www.rbcltd.co.uk

Dorothee Raichle-Ekong  
Neale & Norden Limited  
19-23 White Lion Street  
Islington  
London N1 9PD

Dear Dorothee

**Re: Project Description** Demolition & erection of mixed use block containing 14 No:  
residential units and 2 retail units  
**Project Address** 159, 161, 163 & 165 Camden High Street, London NW1 7JY  
**Application Ref.** RBC/09/281

Please find below our site inspection report carried out on 01 May 2009 in respect of the above property.

**Site Inspector:** John Mitchell

**Site Contact:** Mr Patel

**Reason for Visit:** Commencement

**Job Status:** First foundation underpin excavation to party wall to Carphone Warehouse dug.

**Surveyor's Comments:**

- Underpin bay approximately 1.2 x 1.2 and 2.5m deep dug down as first underpin foundation to party wall. Appears well into firm clay. No access as hole shuttered up to support sides.
- There appears to be an existing drain along edge of pad foundation. This will need some compressible material placing over, or shuttering so concrete does not join and allow movement.
- Also, an object runs diagonally across 50% of the base at a level of approximately 500mm higher than the base. Engineer to view and advise. Builders feel this too could be a drain and may also need compressible material (such as polystyrene or mineral wool) wrap to form void.

**Next Visit:** To be arranged.

Offices: London, Birmingham, Manchester, Waltham Abbey,  
Belper, Newbury and Havant  
Company Registration No. 3376567





If you have any queries, please do not hesitate to contact me.

Yours sincerely,

*Uc*  
*PP* Graeme Maguire  
Building Control Surveyor

Gavin

**Warren, Peter**

---

**From:** Macgregor, Andrea [Andrea.Macgregor@marks-and-spencer.com]  
**Sent:** 27 April 2010 15:52  
**To:** Sexton, Gavin  
**Cc:** Env DC Mail - PF  
**Subject:** Application Ref: 2009/3719/P - 159 - 165 Camden High Street London NW1 7JY - Objection Letter

Dear Mr. Sexton,

Application Ref: 2009/3719/P

Site Address: 159 - 165 Camden High Street London NW1 7JY

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28/04/2010

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A hard copy of this letter follows.

Yours sincerely

**Andrea MacGregor**

**Town Planner**

**Marks and Spencer plc**

✉ **Property (TP4.1), The Point, 37 North Wharf Road, London W2 1AF**

☎ Tel 0208 718 2904 Fax 0207 723 2932

✉ E Mail: [Andrea.Macgregor@marks-and-spencer.com](mailto:Andrea.Macgregor@marks-and-spencer.com)

.....  
Unless otherwise stated above:

Marks and Spencer plc

Registered Office:

Waterside House

35 North Wharf Road

London

W2 1NW

Registered No. 214436 in England and Wales.

Telephone (020) 7935 4422

Facsimile (020) 7487 2670

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28/04/2010





**Sexton, Gavin**

**From:** Macgregor, Andrea [Andrea.Macgregor@marks-and-spencer.com]  
**Sent:** 27 April 2010 15:52  
**To:** Sexton, Gavin  
**Cc:** Env DC Mail - PF  
**Subject:** Application Ref. 2009/3719/P - 159 - 165 Camden High Street London NW1 7JY - Objection Letter

Dear Mr. Sexton,

Application Ref: 2009/3719/P

Site Address: 159 - 165 Camden High Street London NW1 7JY

In relation to the amendments proposed for the application at the above address Marks and Spencer Plc wishes to objection to certain aspects of the application.

We note that no information has been submitted with this application, in relation to Condition 7 which related to increasing the footway directly in front of the application site on Camden High Street. We view this as an integral part to this application, as the pedestrian movement is very high along the High Street. If 462 square meters of new retail trading space is to be added, then it is crucial that the already oversubscribed pathway is widened before occupation of the retail unit, as from the new spec of the store it is more likely to attract a larger retailer than what was sited there previously and therefore this would lead to a likely increase in the current pedestrian footfall.

In relation to the details submitted to discharge Condition 4, there is no mention of how the waste from the retail unit shall be disposed of and drawing number P10A does not seem to illustrate any specific area for the storage of waste. I would suggest given that the space around this site is soo limited that details of this are procured prior to the retail units occupation, it is alarming that this did not even appear to be a consideration in the Officer's Report whilst assessing the original development (2006/0776/P).

Further developing this point, it would not be convenient for refuse vehicles to be stored at the rear of the property as this car park is owned by Marks and Spencer Plc and is therefore operational during day time hours and so refuse vehicles would not therefore be able to access the car park during this time. In addition to that the applicant has no right of access to the car park area.

We note in the s106 agreement, dated 16 May 2006, in paragraph 4.3 'Service Management Plan' that, on or prior to the implementation of the development, a service management plan should be submitted and approved by the Council. To date we are not aware that this has been submitted and approved. In addition to that request for information, paragraph 6.23 of Planning Officer Thomas Smith's report on the original application (2006/0776/P) states, in relation to the servicing management plan, that "all deliveries to the site to be made via Underhill Street rather than Camden High Street given the limited amount of loading space and the disruption to pedestrians that would otherwise be caused"

27/04/2010

It should be brought to the Planners attention that Marks and Spencer Plc has previously liaised with Camden Council on the use of Underhill Street for deliveries, as issues were brought to our attention by Mr. Elliott Della, a Senior Engineer in the Traffic Engineering Team of your Council. Marks and Spencer as a result of this, moved delivery schedules to accommodate neighbours and also worked to alleviate access issues into Underhill Street and therefore, by proposing other vehicles to use this street for deliveries for the new retail unit would be wholly impractical, despite the fact that a servicing management plan has been requested, as the lane is already oversubscribed with the companies that currently access it

In addition to this, vehicles delivering to the retail unit, would be parked at the end of the lane will block access into / out of the car park. The vehicles would also be unable to access the car park to turn as they have no right of access.

It would appear that the practicalities of the servicing arrangements have not been thoroughly thought through Whilst M&S were working with the Council in 2007, it was proposed that loading bays should be created to the front of our store and that waiting times should be introduced, instead of Red Bus Routes to alleviate the concerns on Underhill Street and volumes of traffic at the rear of the store. It appears that the Council and Councillors never progressed this, but perhaps this issue to be revisited prior to approval.

I trust that you will consider these points in relation to the application, to avert any future issues.

A hard copy of this letter follows

Yours sincerely

**Andrea MacGregor**  
Town Planner  
Marks and Spencer plc  
Property (TP4.1), The Point, 37 North Wharf Road, London W2 1AF  
Tel 0208 718 2904 Fax 0207 723 2932  
E Mail: Andrea.Macgregor@marks-and-spencer.com

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27/04/2010

Sexton, Gavin

From: Dorothee Raichle [dorothee@nealeandnorden.co.uk]  
 Sent: 10 May 2010 13.47  
 To: Sexton, Gavin  
 Subject: 159-165 Camden High Street.  
 Attachments: L11\_GROUND FLOOR\_PLAN Rev G @A3 scale 1\_100.pdf; L12\_FIRST FLOOR\_PLAN Rev G @A3 scale 1\_100.pdf; P2606-E-102 T1 Condition 8.pdf

Dear Gavin,

Thank you for taking the time on Friday to discuss the project with me. Further to our conversation and your email, dated 28<sup>th</sup> April 2010.

Condition 2:

✓ Please find drawing L11\_GROUND FLOOR\_PLAN Rev G @A3 scale 1\_100.pdf attached. Please find the opening direction for the bike and refuse store amended.

Condition 3:

✓ The image of the brick is Istock London Multi Stock. As discussed, it will not be necessary to supply you with a sample, since this is such a common type.

Condition 4:

✓ Please find drawing L11\_GROUND FLOOR\_PLAN Rev G @A3 scale 1\_100.pdf attached. We have amended the note at the rear of the property to 'store', where the commercial refuse and recycling will be stored. As discussed the Service Management Plan will be issued, as stated in the 106 agreement, prior occupation of the units.

Condition 8:

✓ We will issue the revised side elevation showing the light position on the elevation, after we have received the comment from the design officer regarding the discussed issues. Please find the revised drawing from our M&E engineer attached (P2606-E-102 T1 Condition 8.pdf).

Condition 9:

10/05/2010

Page 2 of 3

✓ Please find drawing L12\_FIRST FLOOR\_PLAN Rev G @A3 scale 1\_100.pdf attached. We have highlighted the sedum area with green and marked the raised area of the sedum, as requested from Alex Hutson on his email, dated 13/ 10.09 to Sharon O'Connell.

Front elevation:

Further to our discussion, we were looking into raising the building by 400mm on Ground Floor level and reduce the cladding by 200mm, so we can achieve a visible change of 600mm. The front shop layout will be amended to look closer to the approved elevation drawing P26A. The window lay out will be amended to look similar to the approved elevation drawing P26A. The inlay of the windows should be a glazed panel with opaque glazing.

Side elevation:

The lights referred in Condition 8 will be added to elevation. The building will be 'lifted' to reflect the amendments of the front elevation. The shop layout will be amended to look closer to the approved elevation drawing P26A. The window at the 'end' of the shop front results from the change of level of construction. As discussed the rear section of the wall, around the refuse/bike store doors, is suggested to us bricks, since a timber wall is very likely subject to vandalism.

Rear elevation:

We will amend the windows to co-ordinate the edge of the window with the floor plans.

We are keen receiving your design officers comments to our meeting to sent the revised drawings to you.

If you have any questions, please do not hesitate to contact me.

Yours sincerely,

Dorothee Raichle-Ekong, Dipl. Ing. RIBA  
Senior Project Architect  
for and on behalf of Neale and Norden Ltd.

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Architects  
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10/05/2010

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10/05/2010

Sexton, Gavin

From: Sexton, Gavin  
Sent: 28 April 2010 14:50  
To: 'Dorothee Raichle'  
Subject: 159-165 Camden High Street 2009/3719/P  
Attachments: camden high street 159 applicant notice of S106 doc

Dorothee

Thank you for sending me those plans.

I am keen to help you resolve your ongoing attempts to discharge the conditions for the above property however there are a number of considerations that need to be resolved as a matter of urgency.

I feel I should remind you that as this is a bundle of conditions and amendments *all* of the elements need to be acceptable in order to grant permission for *any* of them. This means that the elevation and plan amendments need to be acceptable in order for me to discharge the conditions.

I have a number of points to make:

**Front elevation**

I am concerned that the fenestration pattern has changed in and adjacent to the central element from a glazed vertical emphasis to square windows with solid aluminium panels below. In addition to impact on the visual appearance of the building this may have implications in terms of restricting daylight into the rooms. What is the justification for these changes?

**Rear elevation**

The approved scheme had simple expanses of glazing with single openable doors onto balconies and a relatively light touch at the fourth floor and roof level. Now the glazing has become fussier, the render band at third floor has deepened as has the depth of the roof – with the result that the top floor feels much heavier than in the approved scheme. I am not clear whether the panels on windows W3-10/T-15 and W2-10/T-15 are opaque or clear glass. Please clarify.

**Side Elevation**

I am not clear what is happening to the right hand side of the BT-boost room doorway – there appears to be a glazed element surrounded by render, although it is still part of the shopfront.

*brick instead of timber around the door*  
*the same structure on top*

07/05/2010

As I mentioned yesterday, the design of the shopfront on Camden High St and wrapped around the corner is not acceptable – it does not read clearly as a shopfront, there is no fascia, no stallriser and its height has been significantly compressed relative to the approved scheme. An amended design needs to reinstate shopfront features and respond to the fascia positions on the neighbouring shopfronts.

**Condition 2:**

The entrance doors to the refuse/cycle store open out onto the public highway – which is not acceptable – and furthermore there is no indication on the elevation of the lighting which is proposed under condition 8 to improve security and community safety perceptions on Underhill Passage. Please amend submitted elevation PC03/A to show where the lighting will be located and plan L11 Rev F to change the door hang.

**Condition 3:**

Can you confirm that only a picture of Yellow London Stock has been submitted, and not an actual brick?

*put a 1/8 stock photo*

**Condition 4:**

Please clarify where the refuse and recycling storage will be provided for the retail units. Condition 4 does not distinguish between the uses in the building and I have only seen mention of residential refuse provision in your past submissions. The failure to clarify these details is the subject of Service Management Plan, which is required under the S106 prior to Implementation. This may have a direct bearing on the refuse storage mechanisms for the retail units.

*change 'store' to bin store*

**Condition 8 (Security on Underhill Passage)**

See comments on condition 2 above. The floorplan submitted to accompany condition 8 (AJD P2606-E-102 P2) does not relate to the modified proposed ground floor layout, and new access arrangement to the cycle/refuse store.

*need to confirm that MFS + the SMP must agree - plan to accept*

*have amended Aug.*

**Condition 9 (Biodiversity)**

Please amend the first floor plan L12F to clearly identify the area of sedum roof. Currently the plan indicates shrubs and bushes, which is not what you are proposing, as far as I am aware.

*phase around the area*

Finally – can you confirm that work has commenced on site? What work has been undertaken so far?

I am prepared to notify our legal team that we should proceed with the aim of reaching a resolution of the above issues and I have attached a letter requesting the details of your client's legal representation in order to proceed.

I look forward to hearing from you.

07/05/2010

Gavin Sexton  
Senior Planner

Telephone. 020 7974 3231

---

**From:** Dorothee Raichle [mailto:dorothee@nealeandnorden.co.uk]  
**Sent:** 27 April 2010 16:08  
**To:** Sexton, Gavin  
**Subject:** Camden High Street

Dear Gavin,

Further to our telephone conversation yesterday, please find the requested floor plans attached.

If possible I would like to point out that during a costing exercise the structure (and the engineer) has changed, therefore quite a substantial number of columns could be omitted.

I highly appreciate your comment during your review of the application. If I could make a comment and explain my reaction to our conversation yesterday, is that I hoped with the current application that we could draw a line under the history of Conditions and amendments, which are ongoing since December 2008. We have been asked by Camden planning department to withdraw our various applications several times to finally end up with the current application, which we were told should only be a formality to speed up the process. Especially since an amendment of the 106 agreement needs to be drawn up. We have up to now, and all the work we have done, officially no condition being approved and towards the client this does not look very professionally for us, especially since we try to get some fee from them.

So, if we could arrange a meeting to get through the entire set to speed up the process, I would highly appreciate.

If you have any questions, please do not hesitate to contact me.

Yours sincerely,

Dorothee Raichle-Ekong, Dipl. Ing. RIBA  
*Senior Project Architect*  
*for and on behalf of Neale and Norden Ltd.*

*Neale and Norden Ltd*  
*Architects*  
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07/05/2010

**Sexton, Gavin**

---

**From:** Dorothee Raichle [dorothee@nealeandnorden.co.uk]  
**Sent:** 17 May 2010 18:13  
**To:** Sexton, Gavin  
**Subject:** 159-165 Camden High Street  
**Attachments:** L20E\_FRONT\_ELEVATION@A3.pdf; L21D\_REAR\_ELEVATION@A3.pdf; L22E\_SOUTH\_ELEVATION@A3.pdf

Dear Gavin,

Please find our amended elevations attached.

Front elevation:

Further to our discussion, we were looking into raising the building by 200mm on Ground Floor level and reduce the cladding, so we can achieve a visible change by nearly 400mm. The front shop layout will be amended to look closer to the approved elevation drawing P26A. The window lay out will be amended to look similar to the approved elevation drawing P26A. The inlay of the windows should be a glazed panel with opaque glazing.

Side elevation:

The lights referred in Condition 8 will be added to elevation. The building will be 'lifted ' to reflect the amendments of the front elevation. The shop layout will be amended to look closer to the approved elevation drawing P26A. The window at the 'end ' of the shop front results from the change of level of construction. As discussed the rear section of the wall, around the refuse/bike store doors, is suggested to us bricks, since a timber wall is very likely subject to vandalism.

Rear elevation:

We have amend the windows to co-ordinate the edge of the window with the floor plans and raised the building to match front elevation.

If you have any questions, please do not hesitate to contact me.

Yours sincerely,

Dorothee Raichle-Ekong, Dipl. Ing. RIBA  
*Senior Project Architect*

19/05/2010



*for and on behalf of Neale and Norden Ltd.*

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## Dorothee Raichle

---

**From:** Skelli - Yaoz, Tania [Tania.Skelli-Yaoz@camden.gov.uk]  
**Sent:** 02 July 2009 13:48  
**To:** Dorothee Raichle  
**Cc:** O'Connell, Sharon  
**Subject:** RE: 159-165 Camden High Street ref. 2009/1924/P

Dear Dorothee,  
Thank you for your email and plans.

I have confirmation that the heat exchange units can be considered as part of the renewable energy target, however, I am concerned over their appearance and noise emissions.

As elevations and acoustic report to support those have not been submitted I cannot assess the impact of those and in any case this would require planning permission as it may alter the appearance of the building.

I have been advised that my colleague Sharon O'Connell is expecting an application for amendments to the original application. She has therefore suggested that those details re the heat exchange units, noise emissions and appearance can be considered as part of the amendments and condition no. 5 can be discharged at the same time at no extra requirement of cost or application form.

I would therefore advise that the current application should be withdrawn as otherwise it will be refused.

I trust this is helpful. Please do not hesitate to contact me if you require further assistance.

Kind regards,  
Tania Skelli - Yaoz  
Planning Officer (Mon-Thur 09:15-14:30)

Telephone: 020 7974 2516

---

**From:** Dorothee Raichle [mailto:dorothee@nealeandnorden.co.uk]  
**Sent:** 02 July 2009 11:29  
**To:** Skelli - Yaoz, Tania  
**Cc:** 'Trevor Dingle'  
**Subject:** RE: 159-165 Camden High Street ref. 2009/1924/P

Dear Tania,

Thank you for your email, please find the following information.

Further to our discussion, the units on the roof are not air-condition units, they are air-sourced heat pump units (company providing units: Daikin), as recommended by our sustainability consultant ( ESD report, dated 2<sup>nd</sup> December 2008, page 4) and shown on drawing in ESD report page 15.

Approved drawing P25A does not show the units, because at the time we have been advised that solar panels are adequate, by consulting ESD and discussing various systems with them, we were advised that a air-sourced heat pump system is the preferred system. With the noise from Camden High Street we will provide a system allowing us to limit the necessity to open the windows. The application to Condition 5 included drawing no. P2606-E-113 rev. E1 & P2060-M-106 P3 from our consultant AJD showing the units to demonstrate the roof lay-out and asked for approval. We have attached the M&E drawings rather than the architectural roof lay-out, since they are the most

specific regarding the lay-out. Please find the email attached (email condition 5), stating the drawings have been sent to Camden Planning.

The hot water units are located in each individual unit, as shown on AJD's drawings P2606-M-105 p2, P2606-M-106 p3, P2606-M-102 p2, P2606-M-103 p2 & P2606-M-104 p2 (our M&E engineers). The panels are laid flat on the roof and there is no pipe work on the elevation. The pipe work goes directly from the roof into the service riser, as shown on drawing P2060-M-106 P3, located in the centre of the building and then directly into the individual flats.

Further to your email today, the elevation will follow shortly.

I hope the information is sufficient to allow you to approve the condition.

If you have any questions, please do not hesitate to contact me.

Yours sincerely,

Dorothee Raichle-Ekong, Dipl. Ing. RIBA

*Senior Project Architect*

*for and on behalf of Neale and Norden Ltd.*

*Neale and Norden Ltd.*

*Architects*

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**From:** Gill [mailto:gill@nealeandnorden.co.uk]

**Sent:** 01 July 2009 10:37

**To:** dorothee@nealeandnorden.co.uk; robert@nealeandnorden.co.uk

**Subject:** FW: 159-165 Camden High Street ref. 2009/1924/P

---

**From:** Skelli - Yaoz, Tania [mailto:Tania.Skelli-Yaoz@camden.gov.uk]

**Sent:** 01 July 2009 10:26

**To:** architects@nealeandnorden.co.uk

**Subject:** 159-165 Camden High Street ref. 2009/1924/P

Dear Dorothy,

Following your application for the discharge of condition 5 of pp ref. 2006/0776/P I have tried to contact you previously and today and have subsequently spoken to your colleague Robert Taylor.

I have advised that while the principle of renewable energy provision is acceptable, the submitted roof plan shows A/C units which I can find no record of to confirm has been approved (i.e. Committee report, relevant conditions or drawings).

Drawing P25 of the original application (roof plan) does not show any A/C units. I wonder if you could forward a copy of P25A as approved under 2006/0776/P to show in what final form the roof plan was approved.

Ideally, the submitted drawing should be revised to omit the A/C units as they would require pp, unless P25A shows otherwise.

With regard to the solar panels; please could you submit a typical plan to demonstrate that there is enough space within the development to locate the required hot water storage tanks for each individual flat, and where/what pipework is required on elevations?

I apologise for the short notice. I hope you could reply ASAP and by mid-morning 2/7 Thursday. I trust this of assistance. Please do not hesitate to contact me if you require further assistance.

Yours sincerely,

Tania Skelli - Yaoz

Planning Officer (Mon-Thur 09:15-14:30)

Planning

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## Dorothee Raichle

---

**From:** Mark Mawby [mmawby@pricemyers.com]  
**Sent:** 04 August 2009 12:02  
**To:** Dorothee Raichle  
**Subject:** Camden High St, 159-165, London - Planning statement

Dorothee,

Our design statement relating to the removal of the basement is as follows;

"The proposed five-storey residential building will be constructed using a reinforced concrete frame. As such, the weight of the new building will be greater than the weight of the existing masonry and timber structure currently occupying the site.

In order to avoid adding additional foundation loads onto the crown of the Northern Line tunnels running below the site, it is necessary to balance the weight of the new construction with the weight of the existing building. This has been achieved by excavating approximately a metre of additional soil from below the ground floor of the new building and replacing the volume with a light-weight void former."

Regards, MARK

**Mark T. Mawby**  
Associate

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2009/3719/INVALID



Begum, Lily

**From:** Dorothee Raichle [dorothee@nealeandnorden.co.uk]  
**Sent:** 24 August 2009 15:51  
**To:** Env DC Mail - PF  
**Cc:** 'Derek Adams'; O'Connell, Sharon; 'Susanna Salmela'  
**Subject:** Camden High Street ref. 2009/3719/invalid

RECEIVED  
 24 AUG 2009

**Attachments:** L30\_SECTION A-A proposed basement.pdf; L30\_SECTION A-A proposed roof height\_plants.pdf; P09A\_approved.pdf; P28A\_approved.pdf; P29A\_approved.pdf; L10\_LOWER GROUND FLOOR\_PLAN proposed.pdf; L22\_SOUTH\_ELEVATION proposed.pdf; L21\_REAR\_ELEVATION proposed.pdf; P27A\_approved.pdf; P23A\_approved.pdf; L11\_GROUND FLOOR\_PLAN proposed.pdf; L20\_FRONT\_ELEVATION proposed.pdf; P26B proposed.pdf; P10A\_approved.pdf; P26A\_approved.pdf; MX-2600N\_20090824\_154602.pdf; MX-2600N\_20090824\_154412.pdf

Dear Sir and Madam,

Further to your letter, dated 19<sup>th</sup> August 2009, ref. 2009/3719/invalid, please find all the documents and drawings attached.

If you have any questions, please do not hesitate to contact me.

Yours sincerely,

Dorothee Raichle-Ekong, Dipl. Ing. RIBA  
 Senior Project Architect  
 for and on behalf of Neale and Norden Ltd.

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**O'Connell, Sharon**

---

**From:** O'Connell, Sharon  
**Sent:** 12 February 2010 16:27  
**To:** 'Dorothee Raichle'  
**Subject:** 159-165 Camden High Street

Dear Dorothee

I have spoken to my colleague in conservation and urban design and he is satisfied with the proposed amendments to the front, side and rear elevations of the building, however these would have to form part of an amendments applications and go out to consultation.

He has also confirmed that a good quality red or yellow London stock brick would be suitable.

Because the discharge of conditions 2, 3, 4, 5, 8, 9 cannot be done until the amendments are approved I suggest that the discharge of these conditions is included in the amendments application so that both the amendments and the discharge of conditions can be done at one time, rather than waiting to discharge the conditions until the amendments application has been approved. To enable this to be done I will need the following (3 copies of each):

- A site location plan (I have been through the file and cannot find any)
- An amended application form, my understanding is that the following should be included:

- Amendment to the basement;
- Amendment to the approved side and rear elevation to ensure they are consistent with the approved 3rd floor plan;
- Amendment to include a lift shaft, vrv units including acoustic screen, solar panels at roof level and raising each residential storey by 50mm
- Discharge of conditions Details of windows, residential entrance, refuse store entrance and cycle store entrance (condition 2), external materials (condition 3), method of storage and waste removal (condition 4), cycle storage (condition 6), security measures on Underhill Passage (condition 8), and biodiversity (condition 9)
- *Amendments to front, side & rear elev.*
- An approved 4th floor plan to correspond with the approved front elevation 26A;
- A proposed 4th floor plan to correspond with the proposed front elevation L20D;

I have gone through the approval of details information submitted. I can photocopy most of them to get the additional 2 copies required but I do need 2 extra copies of the information to discharge conditions 2 & 3 (these are colour and I think it would be important for consultation purposes to have these in colour).

I understand from your previous email that you are going to increase the substrate depth locally, can this be shown on amended drawings. Unfortunately the details to discharge condition 9 seem to have disappeared from the file. I have searched through all of the information I have but I cant find them. I would be really grateful if you could send me 3 copies of the information for the discharge of that condition.

If you agree to this approach then we would need to get the Approval of details application withdrawn (ref:2009/2547/P) as all of this would be dealt with as part of the amendments application.

12/02/2010

For clarity I have listed below the approved and proposed drawings which I propose to include in the amendments application. I would be grateful if you could clarify that this is correct:

Approved:

- ✓ P09A,
- ✓ P10A;
- ✓ P29A;
- ✓ P28A;
- ✓ P23A;
- ✓ P27A; and
- ✓ P26A.

Proposed:

- ✓ L20 D;
- ✓ L21C;
- ✓ L22D;
- ✓ L30F;
- ✓ L10F; and
- ✓ L11F.  
*L16C - Root Plan*

I would like to get the amendments application registered as soon as possible and the consultation period started as I am going on maternity leave in 6 weeks and would like to get this application sorted before then. I will be in the office everyday next week except for Friday to discuss.

Regards  
Sharon

Sharon O'Connell  
Senior Planner, West Area Team  
Planning  
Culture and Environment  
London Borough of Camden

Telephone: 020 7974 5101  
Fax: 020 7974 1680  
Web: [camden.gov.uk](http://camden.gov.uk)

5th Floor  
Town Hall Extension (Development Control)  
Argyle Street  
London WC1H 8ND

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**O'Connell, Sharon**

---

**From:** Dorothee Raichle [dorothee@nealeandnorden.co.uk]  
**Sent:** 17 December 2009 11:29  
**To:** O'Connell, Sharon  
**Subject:** Camden High Street, 2006/0776/P

Dear Sharon,

Thank you for the time reviewing all outstanding issues regarding the project above.

Further to your email, dated Fri 09/10/2009 15:55, I would like to confirm that the information and drawings sent to you in respect of Condition 5 (Ref: 2009/1924/P)

If you have any questions, please do not hesitate to contact me.

Yours sincerely,

Dorothee Raichle-Ekong, Dipl. Ing. RIBA  
*Senior Project Architect*  
*for and on behalf of Neale and Norden Ltd.*

*Neale and Norden Ltd.*  
*Architects*  
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**O'Connell, Sharon**

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**From:** O'Connell, Sharon  
**Sent:** 09 October 2009 15:55  
**To:** 'Dorothee Raichle'  
**Subject:** 159- 165 Camden High Street  
**Attachments:** 159 165 Camden High Street.doc

Dear Dorothee

I have been through all of the applications submitted and this is the current situation on them all.

Condition 1 - Does not need discharging but I have attached a letter to address.

Conditions 2 & 3 - My colleague in Conservation & Urban Design is involved in a public inquiry this week so hasn't been able to provide me with finalised comments on this condition. He has told me that he will provide me with this on Monday and the details of the brick required.

*26th L 20D*

Condition 4 - Information is acceptable

Condition 5 - I have gone through the amendments application (2009/3719/P). This application includes a noise report and plant details including acoustic screens. I assume this is the external kit that is required to comply with condition 5? If it is then we can include the discharge of condition 5 with this application. I have printed off the information on our system which you submitted to discharge condition 5 (Ref: 2009/1924/P) and can photocopy this to include in the information with the amendments application. Are you happy for me to do this?

Within the amendments application (2009/3719/P), your cover letter refers to drawing L 30 G, however the drawing we have is L 30 F. I have been through all of the information and I cant find L 30 G. Can you clarify if L 30 F needs to be superseded?

Condition 7 - application withdrawn as amendment to this condition is no longer needed. I have addressed this in the attached letter.

Condition 8 - Information is acceptable.

Condition 9 - My colleague in trees will be providing me with finalised comments early next week.

Conditions 10 & 11 do not need to be discharged but I have addressed these in the attached letter.

Amendments application:

This includes the removal of the basement, amendments to the side elevation to rectify the earlier error in the approved drawings, the lift shaft & equipment. With regards to the amended front elevation, I have checked the minutes of the committee meeting and they are not very specific but it does appear that some discussion was undertaken about the materials on the roof. I have checked our system and the response to the letter sent by your office states "Phone response - Advised that material likely to be acceptable but needs

24/11/2009

an application for AOD." It doesn't indicate that Tom Smith approved details by letter/phone. My colleague in admin is now searching the archives to see if he can find any hard copies of info. If we are not able to find any confirmation of the acceptance of the amendments then the amendment could be included in application 2009/3719/P. I think this would be the best way of dealing with this issue as it will enable a formal decision to be made on the amendments.

I have noted that the details on drawing 29B which your colleague has stated is the drawing considered by Tom Smith are not consistent with the details that have been submitted on the elevations of the AOD application. I can discuss this further with you once I have had the comments from my colleague in design as to the acceptability of the changes.

*26B → front elevation*

I hope this clarifies most of the issues. I am in the office for most of next week and I am happy to discuss further.

Regards  
Sharon

Sharon O'Connell  
Senior Planner, West Area Team  
Planning  
Culture and Environment  
London Borough of Camden

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5th Floor  
Town Hall Extension (Development Control)  
Argyle Street  
London WC1H 8ND

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Date: 9<sup>th</sup> October 2009  
Our Ref: CA\2009\ENQ\04416  
Your Ref:  
Contact: Sharon O Connell  
Direct Line: 020 7974 5101  
Email: Sharon.oconnell@camden.gov.uk



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

Tel 020 7278 4444  
Fax 020 7974 1975  
[env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dorothee Raichle-Ekong  
Neale & Norden LTD  
19-23 White Lion Street  
London  
N1 9PD

Dear Dorothee

Town and Country Planning Act 1990 (as amended)  
**RESPONSE TO ENQUIRY, REFERENCE CA\2009\ENQ\04416**

I am writing with regards to conditions 1, 7, 10 and 11 of planning permission

**Condition 1:** The details submitted have demonstrated that the works to implement the planning permission began before the permission expired on the 16<sup>th</sup> May 2009.

**Condition 7:** The letter dated 27<sup>th</sup> September 2009 from Burke Hunter Adams demonstrates that this condition has now been satisfied.

**Condition 10:** This condition does not require information to be submitted, it just requires the louvers on the side elevation to be fixed shut at the time of installation and retained as such thereafter.

**Condition 11:** This condition does not require information to be submitted. However, should the obscure glazing be installed as shown in drawing L22D then this condition would be met. This obscure glazing will need to be permanently maintained.

I hope this clarifies the situation with regards to these conditions.

Yours sincerely,

**Sharon O Connell**  
Senior Planner  
West Area Team.

**O'Connell, Sharon**

---

**From:** Skelli - Yaoz, Tania  
**Sent:** 02 July 2009 13:48  
**To:** 'Dorothee Raichle'  
**Cc:** O'Connell, Sharon  
**Subject:** RE: 159-165 Camden High Street ref. 2009/1924/P

Dear Dorothee,  
Thank you for your email and plans.

I have confirmation that the heat exchange units can be considered as part of the renewable energy target, however, I am concerned over their appearance and noise emissions.

As elevations and acoustic report to support those have not been submitted I cannot assess the impact of those and in any case this would require planning permission as it may alter the appearance of the building.

I have been advised that my colleague Sharon O'Connell is expecting an application for amendments to the original application. She has therefore suggested that those details re the heat exchange units, noise emissions and appearance can be considered as part of the amendments and condition no. 5 can be discharged at the same time at no extra requirement of cost or application form.

I would therefore advise that the current application should be withdrawn as otherwise it will be refused.

I trust this is helpful. Please do not hesitate to contact me if you require further assistance.  
Kind regards,  
Tania Skelli - Yaoz  
Planning Officer (Mon-Thur 09:15-14:30)

Telephone: 020 7974 2516

---

**From:** Dorothee Raichle [mailto:dorothee@nealeandnorden.co.uk]  
**Sent:** 02 July 2009 11:29  
**To:** Skelli - Yaoz, Tania  
**Cc:** Trevor Dingle'  
**Subject:** RE: 159-165 Camden High Street ref. 2009/1924/P

Dear Tania,

Thank you for your email, please find the following information.

Further to our discussion, the units on the roof are not air-condition units, they are air-sourced heat pump units (company providing units: Daikin), as recommended by our sustainability consultant ( ESD report, dated 2<sup>nd</sup> December 2008, page 4) and shown on drawing in ESD report page 15.

Approved drawing P25A does not show the units, because at the time we have been advised that solar panels are adequate, by consulting ESD and discussing various systems with them, we were advised that a air-sourced heat pump system is the preferred system. With the noise from Camden High Street we will provide a system allowing us to limit the necessity to open the windows. The application to Condition 5 included

09/10/2009

drawing no. P2606-E-113 rev. E1 & P2060-M-106 P3 from our consultant AJD showing the units to demonstrate the roof lay-out and asked for approval. We have attached the M&E drawings rather than the architectural roof lay-out, since they are the most specific regarding the lay-out. Please find the email attached (email condition 5), stating the drawings have been sent to Camden Planning.

The hot water units are located in each individual unit, as shown on AJD's drawings P2606-M-105 p2, P2606-M-106 p3, P2606-M-102 p2, P2606-M-103 p2 & P2606-M-104 p2 (our M&E engineers). The panels are laid flat on the roof and there is no pipe work on the elevation. The pipe work goes directly from the roof into the service riser, as shown on drawing P2060-M-106 P3, located in the centre of the building and then directly into the individual flats.

Further to your email today, the elevation will follow shortly.

I hope the information is sufficient to allow you to approve the condition.

If you have any questions, please do not hesitate to contact me.

Yours sincerely,

Dorothee Raichle-Ekong, Dipl. Ing. RIBA  
*Senior Project Architect*  
*for and on behalf of Neale and Norden Ltd.*

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**From:** Gill [mailto:gill@nealeandnorden.co.uk]  
**Sent:** 01 July 2009 10:37  
**To:** dorothee@nealeandnorden.co.uk; robert@nealeandnorden.co.uk  
**Subject:** FW: 159-165 Camden High Street ref. 2009/1924/P

---

**From:** Skelli - Yaoz, Tania [mailto:Tania.Skelli-Yaoz@camden.gov.uk]  
**Sent:** 01 July 2009 10:26  
**To:** architects@nealeandnorden.co.uk  
**Subject:** 159-165 Camden High Street ref. 2009/1924/P

Dear Dorothy,  
Following your application for the discharge of condition 5 of pp ref. 2006/0776/P I have tried to contact you previously and today and have subsequently spoken to your colleague

09/10/2009

Robert Taylor.

I have advised that while the principle of renewable energy provision is acceptable, the submitted roof plan shows A/C units which I can find no record of to confirm has been approved (i.e. Committee report, relevant conditions or drawings).

Drawing P25 of the original application (roof plan) does not show any A/C units. I wonder if you could forward a copy of P25A as approved under 2006/0776/P to show in what final form the roof plan was approved.

Ideally, the submitted drawing should be revised to omit the A/C units as they would require pp, unless P25A shows otherwise.

With regard to the solar panels; please could you submit a typical plan to demonstrate that there is enough space within the development to locate the required hot water storage tanks for each individual flat, and where/what pipework is required on elevations?

I apologise for the short notice. I hope you could reply ASAP and by mid-morning 2/7 Thursday. I trust this of assistance. Please do not hesitate to contact me if you require further assistance.

Yours sincerely,  
Tania Skelli - Yaoz  
Planning Officer (Mon-Thur 09:15-14:30)  
Planning  
Culture and Environment  
London Borough of Camden

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This building has a range of facing materials including brick, timber and Cor-Ten steel.

All materials have been submitted except the roofing profile. Please request.

The windows are by Velfac, an above average aluminium/timber composite system. They are acceptable and can be approved.

The bricks are not of an acceptable quality and have been faced in a sand mix, of a different colour to the clay, in order to give them character. Bricks of the quality of surrounding buildings should be submitted.

Other facing materials are acceptable in their own right. However as they must complement the brick, we should not approve these remaining materials until an acceptable brick is submitted.

It is proposed that the Cor-Ten steel is substituted for a patinated metal cladding panel. This change is acceptable.

preliminary design Obs. 2008/5898/P.



To: Gavin Sexton  
Development Control Team Town Hall Extension, 5<sup>th</sup> Floor

From: Sam Longman (Transport Planning)

Date: 20 April 2010

Re: **159-165 Camden High Street**

*Amendments to planning permission granted 16/05/2006 (2006/0776/P) "for the demolition of existing 3 and 4 storey buildings and the redevelopment of the site through the erection of a five-storey plus basement level building, with retail (Class A1) at basement and ground floor levels, and 14 self-contained flats above (Class C3)" including amending the approved basement (reduction in size), amendment to the approved side and rear elevation to ensure they are consistent with the approved 3rd floor plan, inclusion at roof level of a lift shaft, vrv units including acoustic screen, solar panels and the raising of each residential storey by 50mm and amendments to the approved design of the front, side and rear elevation. Discharge of conditions elevational details (condition 2), external materials (condition 3), method of storage and waste removal (condition 4), renewable energy (condition 5), cycle storage (condition 6), security measures on Underhill Passage (condition 8), and biodiversity (condition 9) of planning permission 2006/0776/P.*

Reference: 2009/3719/P

Key points: The proposals are **unacceptable** and the application should be refused because of the implications of amending the refuse and cycle store. Condition 4 and 6 also cannot be discharged.

#### TRANSPORT OBSERVATIONS

The proposed refuse store includes doors that open out onto Underhill Passage, which is public highway.

The cycle store is too small. Please see guidance note in Appendix A.

#### Conclusions

The proposals are **unacceptable** and the application should be refused because of the implications of amending the refuse and cycle store. Condition 4 and 6 also cannot be discharged.

## Appendix A: PDF of Camden Cycle Parking Note



Cycle Parking Note.pdf

Conditions

Details of profile of the building, facing materials for the elevation/roof and fenestration to be delegated to the Director for approval

- .ii) THAT, in the event of the applicant failing to complete the Section 106 Agreement referred to in resolution i) above within 13 weeks, authority be delegated to the Director of Culture and Environment to refuse the application for the reasons set out in the report.

**ACTION BY: Director of Culture and Environment**  
**TO NOTE: Director of Law and Administration (ED)**

**Application No. 5: 225 Kentish Town Road, NW5**

**RESOLVED –**

- i) THAT the application be deferred due to lack of time.
- ii) THAT the application be resubmitted to the next meeting on 1<sup>st</sup> June 2006.

**ACTION BY: Director of Culture and Environment**  
**TO NOTE: Director of Law and Administration (RC)**

**10. PLANNING MATTERS – NORTH WEST AREA**

**Application Nos. 1&2: 12A Keats Grove, NW3**

**RESOLVED –**

- i) THAT the application be deferred due to lack of time.
- ii) THAT the application be resubmitted to the next meeting on 1<sup>st</sup> June 2006.

**ACTION BY: Director of Culture and Environment**  
**TO NOTE: Director of Law and Administration (RC)**

**Application No. 3: Loot House, 24-32 Kilburn High Road, NW6**

**RESOLVED –**

- i) THAT the application be deferred due to lack of time.
- ii) THAT the application be resubmitted to the next meeting on 1<sup>st</sup> June 2006.

**ACTION BY: Director of Culture and Environment**  
**TO NOTE: Director of Law and Administration (RC)**

**11. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**

There was no urgent business.

Having applied Committee Rule 19(a) at 10:30 p.m., the meeting ended at 10:59 p.m.

**CHAIR**

**Contact Officer: Richard Cutbush**  
**Telephone No: 020 7974 6065**  
**E-mail: richard.cutbush@camden.gov.uk**

159,161,163 & 165 CAMDEN HIGH STREET, Ref. 2006/0776/P

Attachment for Condition 7

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*Doesn't require discharge*

## Dorothee

---

**From:** Alan Stephens [Alan.Stephens@AJDDesign.co.uk]  
**Sent:** 12 September 2008 13:16  
**To:** dorothee@nealeandnorden.co.uk  
**Cc:** derek.adams@burkehunteradams.com; Trevor Dingle  
**Subject:** 159 -165 Camden High Street - Planning Item 8

Dorothee

I have spoken to Max Smith of Camden Planning about Underhill Passage and he is of the opinion that our existing arrangements are adequate.

He has advised replying to the query as follows:-

Item 8. The existing lighting in Underhill Passage consists of a street column and a wall mounted bracket fitting under Street lighting control.

Arrangements have been made with Camden Highways to have the wall fitting moved to the opposite building (Pret A Manger) to allow the existing building to be demolished.

Two additional wall lights will be added adjacent to the entrances. These will be photo-cell controlled from the Landlord's electricity supply and have emergency 3 hour back up.

The access to the building will be via a video entry system with proximity access control.

The building does not have a concierge so it would be impractical to have CCTV with no means of recording incidents.

I have spoken to Highways about moving the existing light and they have informed me that an order has now been raised to do this.

Regards Alan

Alan Stephens

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2009/3719/P

159-165  
Camden High Street  
Condition 8  
Safety measurements to  
improve security