

**DP3860/AWR/DTJ**

31<sup>st</sup> August 2017

Planning Department  
London Borough of Camden  
2<sup>nd</sup> Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London WC1H 9JE

**FAO: SEONAIID CARR**

Dear Ms Carr,

**48-56 BAYHAM PLACE, LONDON, NW1 0EU**  
**PLANNING APPLICATION REF: 2017/2739/P**

This letter has been prepared by DP9 Ltd on behalf of our client, Summer Butterfly Limited, regarding the above-mentioned application for planning permission.

On the 23 August 2017 the Council received a letter from Nicholas Taylor Associates (NTA), on behalf of Camden Town Conservation Area Advisory Committee (CAAC), which objects to the 48-56 Bayham Place planning application.

In response to this letter and ahead of the application being heard at committee, we thought it would be helpful to provide you with our response. The CAAC letter raises comments on the following items:

- Design
- Bulk and Height
- Affordable Housing
- Residents Amenity/Internal Space Standards
- Other Matters

This letter will address each of the above issues in turn.

Design

The reproduction of the 1804 map shows the footprint of a structure / structures on site at this time. It is our view that the multi-phase buildings on site today date from the period of rapid growth in industry in the area that followed the opening of the Regents Canal in the 1820s and later. These buildings have been



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successively altered since built (they have modern windows, and extensive areas of repair to the brickwork are visible), are in residential use today, and have planning permission for a two storey roof extension.

The current proposals, incorporating a new 5th floor, to match the design of the brick elevations below, is a wholly appropriate proposal for these robust altered former industrial buildings, and will not cause any harm to the character and appearance of the conservation area. The works to date undertaken by the owner have enhanced the appearance of these buildings.

### Height

The increase in height is a direct response to recent planning approvals for neighboring sites, which includes the Koko site opposite and the roof extensions to 5-7 Bayham Street.

The CAAC letter notes that it is considered that the scale of development would be incongruous within the broader Conservation Area. However, the design, scale and architectural treatment of the proposed building is not uncommon in the Camden Town Conservation Area (sub area 1) and is considered to be entirely appropriate. The proposed development has been assessed in views from specific location within the local area. It is noticeable from these views that the proposed development will not be visible from Camden High Street. Where visible, the proposed development will be a positive component in those views which enhance the quality of the townscape. The proposed development will enhance the significance of the Camden Town Conservation Area and will not harm the setting of any listed buildings in the area.

### Affordable Housing

We can confirm that it has been agreed with LB Camden that an affordable housing payment will be made in accordance with Local Plan Policy H4 and the CPG:8 Planning Obligations SPD.

### Residential Amenity/Internal Space Standards

The residential units within the proposed development meet the LB Camden Local Plan and London Plan requirements. Private amenity space is not provided in the form of balcony's/terraces due to the densely built-up nature of the area. Paragraph 6.49 of the LB Camden Local Plan notes that, "*the densely built-up nature of the borough means that the provision of private amenity space can be challenging, and the Council will require that the residential amenity of neighbours is preserved.*" Further, the GLA



Housing SPG notes that in exceptional circumstances, where site constraints make it impossible to provide private open space for all dwellings, a proportion of dwellings may instead be provided with additional internal living space equivalent to the area of the private open space requirement. In accordance with this requirement all units meet or exceed the National Housing Space Standards and units 1, 4, and 7 exceed the National Spaces Standards by more than 5 sqm.

### Other Matters

The CAAC letter notes that impacts of overshadowing of neighbouring gardens has not been provided by the applicant.

We have enclosed to this letter the Point 2 Surveyors BRE 2-hour sun on ground test for the existing and proposed scheme assessing the overshadowing impact on neighbouring gardens/terraces and amenity spaces. These areas will not be affected by the proposed development given the separation distance between them and the site. Furthermore, the amenity areas will continue to benefit from open views of the sky and will only be obstructed by other local (and immediate) buildings. The availability of the sun during the autumn and winter months is ultimately determined by these obstructions and the position of the sun within the sky at different times of the year. The results show that there is no change to the quantum of sunlight received by the surrounding residential amenity areas.

I hope the contents of this letter are helpful, but should you wish to discuss the above, please do not hesitate to contact Alex Walker-Robson or Dean Jordan of this office.

Yours sincerely,

**DP9 Ltd**

Enc.