

CB/MW/DP4002

30<sup>th</sup> November 2017

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Dear Jenna

**ARTHUR STANLEY HOUSE, 40-50 TOTTENHAM STREET, LONDON. W1T 4RN  
PLANNING APPLICATION REF: 2017/4306/P**

We write with regard to the above planning application for Arthur Stanley House, which was submitted 15<sup>th</sup> August 2017 for the following:

*Refurbishment of the existing eight storey Arthur Stanley House (ground plus seven storeys, with two lower ground floor levels), reconfiguration of the seventh floor and extension at the rear of the building and construction of a new build element to the rear facing Tottenham Mews to enable a change of use from health care (Class D1) to a mixed use development comprising office floorspace (Class B1), flexible office (Class B1)/ health care (Class D1) floorspace at ground and first floor levels and 9 residential units (Class C3) (4 x 1 bed; 4 x 2 bed; 1 x 3 bed) and associated landscaping fronting Tottenham Mews.*

Following detailed discussions with officers, with the objective of seeking a solution to accommodate the provision of 2 x 3 bed social rented units on-site, it is proposed to make the following revisions to the scheme:

- Introduction of one additional residential unit, and change of tenure to provide two social rented units on site.
- Revision of massing to accommodate additional residential unit.
- Introduction of lightwell at the rear of the residential building.
- Lowering of basement to accommodation plant and back of house areas.
- Revision to massing to address 30 Cleveland Street.
- Layout to minimise structural works.

Introduction of residential units

Although not required by planning policy, at the request of officers the Applicant has agreed to introduce one additional residential unit into the scheme. This will result in a total of 10 residential units with a unit mix of 2 x 1 bed units, 4 x 2 bed units and 2 x 3 bed units.



Local Plan Policy H4 requires developments which have capacity for 10 or more additional dwellings to provide on-site affordable housing. The sliding scale applies for sites which have capacity for less than 25 units, starting at 2% for one home and increasing by 2% for each home added. The capacity for units is assessed on the basis of multiples of 100sqm GIA.

The revised proposals provide 1,121sqm (GIA) of Class C3 residential floorspace. When assessing capacity in line with Policy H4 this equates to 11 units, which results in a requirement for 22% on-site affordable housing. The proposals provide 275sqm (GIA) of affordable housing, which is 24.5% of the proposed residential floorspace, fully in accordance with Policy H4.

The revised proposals will provide 2 x 3 bed social rented units. The dwelling size priorities table in Policy H7 indicates that 2 and 3 bedroom units are a high priority within the social-affordable rented tenure. The provision of 2 x 3 bed units accords with the dwelling size priorities table.

#### Revisions to Residential Mews

The introduction of 2 x 3 bed social rented units has been incorporated through a change in the section levels of the Mews House and a slight increase in height of the overall building by less than 1 metre. Measures have been taken to reduce the overall increase in height, including lowering the basement level and rationalising the floor to floor heights. The result is that the proposed height is less than one metre higher than the submitted scheme.

At the front of the building the design of the enclosure to the balustrade has been adjusted to improve visual penetration up and down the street by providing railings on a brick upstand. There have been detailed discussions about the arrangements fronting the street and the Applicant's view is that this design solution best accommodates the competing aspirations of good quality affordable family housing provision and visibility towards the potential future Bedford Passage. It has been suggested that a lightwell is not typically characteristic of a Mews condition. We believe this arrangement enhances the character and appearance of the conservation area by comparison to the existing brick boundary wall topped with razor wire. Additionally we note the Mews is not typically characteristic since the western side benefits from a pathway that distinguishes the front of the properties from the carriageway. As part of the application revisions the Design and Access Statement addendum provides views and comparative drawings to allow assessment of the proposed arrangements and includes context drawings explaining proposals in plan and elevation against the neighbouring extant consent for 14-19 Tottenham Mews.

#### Introduction of lightwell at rear

A lightwell has been introduced at the rear of the building to provide additional daylight to the residential units. Full details of the internal daylight levels are provided within the updated daylight/sunlight report.

#### Revision to massing

In response to the recently granted permission at 30 Cleveland Street (ref: 2017/5344/P) the massing to the rear of the office building has been cut back to ensure sufficient daylight is received within the windows of both properties.

## Layout

In order to reduce the amount of major structural works and demolition, the layout of the office floorspace has been amended around the existing lift shafts.

We trust that these amendments to the scheme are acceptable and address the comments raised by officers. The impact of the proposed changes has been assessed and the amended drawings are accompanied by the following documents:

- Design and Access Addendum
- Basement Impact Assessment
- Updated Daylight/Sunlight Assessment
- Updated Townscape, Heritage and Visual Impact Assessment
- Updated Sustainability and Energy Statement
- Updated Structural Report
- Overheating Assessment

I trust that these updated drawings and documents are sufficient to allow the amendments to be fully considered, but if you have any queries please don't hesitate to contact me.

Yours sincerely

*M. Wyles*

*CB*

**Chris Beard**  
**Director**  
**DP9 Limited**