

DPP Planning
66 Porchester Road
London, W2 6ET
t +44 (0) 207 706 6290
info@dppukltd.com
www.dppukltd.com



Planning - Development Control
Camden Council
Camden Town Hall
Judd Street
London
WC1H 8ND

FAO Elaine Quigley

Our Ref: BR/3064Lo/L003
11 September 2018

Dear Elaine,

Variation of condition 2 (approved drawings) of planning permission dated 24/12/2013 ref 2013/6326/P as amended by planning permission 19/04/2017 ref 2015/5607/P for redevelopment involving the change of use of Leeder House from office (Class B1) to residential use (Class C3), erection of three core blocks to provide circulation and services; and alterations to caretakers' lodge. Various changes include removal and replacement of two gables on the front elevation of Leeder House, re-orientation of PV panels on Leeder House, Building 2 and Building 5, installation of ventilation louvres below ground floor windows of Leeder House, cladding of copings between dormer windows and the parapets on front elevation of Leeder House, K-lime render of front façade of Leeder House, installation of louvre at first floor level on western side elevation of Building 2; installation of dry riser outlet on ground floor western side elevation of Building 2, eastern side elevation of Building 5, raised height of condenser enclosure and installation of external ladder on roof of Building 2, details of hard surface treatments for the site and other minor changes. (Application Reference 2018/1604P) 6 Erskine Road, London NW3 3AJ

On behalf of our client, Armitage Property Management Limited, the following letter addresses comments received from Primrose Hill Conservation Area Advisory Committee and a Local resident Mr. Simon Glass, in respect of the above application. We would also take this opportunity to provide further minor updates to the approved drawings to reflect additional in-construction amendments to the scheme which are discussed below and are set out in the following updated drawings.

835-010-05_Proposed Roof Plans
835-020-01_GA Sections_01
835-020-01_GAElevations_Leeder-External
835-050-04_GAElevations_Leeder-Interior
835-050-05_GAElevations_Building 2-Exterior
835-050-06_GAElevations_Building 5-Exterior
835-050-03_GAElevations_Building 5-Interior

With regard to the comments received from the Primrose Hill CAAC, these are as follows;

The proposed alterations to the roof are substantially harmful to the significance of the heritage asset, and to the character and appearance of the conservation area. These alterations include the raised condenser enclosure, the satellite aerials, and the guard rails. On the latter we note that, for roofs where access is limited to maintenance, there are far less obtrusive alternatives.

To the rear of the building the proposed crude insertion of patio-style doors within the original and surviving clerestory – one of the exceptional elements in the building – is wholly unacceptable in terms of PH18-19, and would be substantially harmful to the character and appearance of the conservation area.

The proposed rebuilding of the roof and gables is a destructive approach which has not been justified. The photos submitted do not show structural defects, rather they show poorly maintained finishes – render, copings, details, and frost damage. The proposed rebuilding is not sustainable development as required in the NPPF.

In respect of the first Point, roof guard rails are a long-established feature of Leeder House and pre-date the current development proposals, the current proposals are simply renewing this element and were a detail approved under previous consents. Equally the roof mounted PVs were approved under planning consent 2013/6326/P but are simply being re orientated under the current application. The reference to satellite areas is simply indicating a zone in which such elements may be located. It is not unreasonable to make such provision on a residential property and indeed, subject to certain criteria, these installations may be Permitted Development.

The only aspect in which a material change is being sought at roof level is in relation to the proposed increase in height of the plant screen by approx. 550 mm. This is to reflect the size of the condensers and the requirements of condition 5 of the planning permission in terms of the control of Plant noise.

On point 2, the patio doors are not a new addition and have already been approved as part of planning consent 2013/6326/P.

Finally, whilst it may be the case that poor maintenance over a very many years may have led to the structural instability of the gables, the fact remains that they are now structurally unsound as you will have observed for yourself on our site visit back in February. That being the case the most expeditious way of ensuring this element of the building remains in the long term and more importantly is safe for future occupiers and passing members of the public is to remove and then rebuild the gables and the roof as proposed.

Turning now to the comments of Mr Glass, whilst he makes a general assertion about changes to the scheme being unappealing, these concerns are not substantiated. The only specific concerns he raises are in respect of noise from vents and reflection from the PV's. In the main the vents are fresh air vents and will not give rise to noise. Where the vents front items of mechanical plant, they are designed to control noise emissions to within the parameters set by Condition 5 of Planning Permission 2013/6326/P. In terms of the PV's these elements are already part of the approved scheme but should not give rise to issues of glare given both the angle but also the low level viewpoints from most adjoining properties.

Finally, I would comment on the additional minor changes now proposed to the current application. These comprise:

- a) Installation of a low-level vent unit above Core1
- b) Reconfigured condenser housing adjacent to Building 4 (addressed in further detail as part of application 2018 1520P but shown here for completeness)
- c) Ventilation louvres relocated on the internal facing elevation of Leeder House

All of these further changes are very minor but are included now to ensure that the final development is in accordance with the approved drawings

I trust that you have sufficient information to now progress to determination of this application. However, if you

require any further details, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read "R. J. Robinson". The signature is written in a cursive, flowing style with a large initial "R".

Bob Robinson
MRTPI Director
DPP
D: 0207 706 6291