

## Peres Da Costa, David

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**From:** Fisher, Kevin  
**Sent:** 23 May 2018 11:47  
**To:** George Smith  
**Cc:** Peres Da Costa, David; McDonald, Neil  
**Subject:** RE: Oakley Square Pre-Application Enquiry 2017/0957/PRE | Follow-Up 2017/5555/PRE

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

George

In David's absence please see our comments following an internal Design Review meeting last week;

Whilst attempts have been made to minimise the impact of the additional 6<sup>th</sup> floor, in our opinion the roof extension will still be sufficiently visible in a number of views revealing a height and bulk to the building that is uncharacteristic of the prevailing scale and roof scape of the local context. It is also considered that the additional 6<sup>th</sup> floor is incongruous with the relative simplicity of the design and massing of the host building. In addition, this reading of the building is considered to be harmful to the setting of the listed vicarage, working man's college and the adjacent conservation area. In so far as this proposal is considered to be harmful to local heritage assets this must be balanced against the public benefit of the proposal. A single additional residential unit is not be considered to be of sufficient benefit to outweigh the harm caused. Therefore any application with this additional 6<sup>th</sup> floor would not be supported.

In terms of the options explored for the 5<sup>th</sup> floor extension 3.0 Design Response Option 2 is considered acceptable and an improvement on the previous proposal in zinc. Similarly 5.0 the change from zinc to brick for the section of the 5<sup>th</sup> floor extension is considered to be acceptable and an improvement on the previous proposal in zinc.

4.0 Bay Window Detailing/Window Size: the reduction in the window sizes and deeper reveals to the larger windows are welcomed. However we are not entirely convinced that the use of a patinated steel is the appropriate choice of material or finish. That said, maybe this item could be explored through the use of material samples to determine whether this is an appropriate solution or whether another solution would be better.

Regards

Kevin

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**From:** George Smith [mailto:george.smith@dp9.co.uk]  
**Sent:** 21 May 2018 17:54  
**To:** Fisher, Kevin <Kevin.Fisher@camden.gov.uk>  
**Cc:** Tom Horne <tom.horne@dp9.co.uk>; Peres Da Costa, David <David.PeresDaCosta@Camden.gov.uk>  
**Subject:** RE: Oakley Square Pre-Application Enquiry 2017/0957/PRE | Follow-Up 2017/5555/PRE

Kevin,

I am just following up on the below, grateful for your feedback so we can update our client.

Kind Regards

George Smith  
Senior Planner

**direct:** 020 7004 1795  
**mobile:** 07872149720  
**e-mail:** [george.smith@dp9.co.uk](mailto:george.smith@dp9.co.uk)

DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

**telephone:** 020 7004 1700 **facsimile:** 020 7004 1790 **website:** [www.dp9.co.uk](http://www.dp9.co.uk)

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**From:** George Smith  
**Sent:** 17 May 2018 11:47  
**To:** 'Fisher, Kevin' <[Kevin.Fisher@camden.gov.uk](mailto:Kevin.Fisher@camden.gov.uk)>  
**Cc:** Tom Horne <[tom.horne@dp9.co.uk](mailto:tom.horne@dp9.co.uk)>; 'Peres Da Costa, David' <[David.PeresDaCosta@Camden.gov.uk](mailto:David.PeresDaCosta@Camden.gov.uk)>  
**Subject:** Oakley Square Pre-Application Enquiry 2017/0957/PRE | Follow-Up 2017/5555/PRE

Kevin,

I understand from Neil that David is currently on leave but that the updated proposals for Oakley were presented at the internal review on Tuesday. I'd be grateful for your feedback following this as our client is very keen to understand how the revisions were received.

Kind Regards

George Smith  
Senior Planner

**direct:** 020 7004 1795  
**mobile:** 07872149720  
**e-mail:** [george.smith@dp9.co.uk](mailto:george.smith@dp9.co.uk)

DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

**telephone:** 020 7004 1700 **facsimile:** 020 7004 1790 **website:** [www.dp9.co.uk](http://www.dp9.co.uk)

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