

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/L006
30 November 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, and further to my e-mail to your colleague Jennifer Watson, the following letter and accompanying documents address all of the changes to the approved scheme for the works to Blocks 1-3,5 and Leader House at 6 Erskine Road. The drawings capture both the revised works which formed part of the original MMA submission in March 2018 as well as subsequent in construction changes submitted in September 2018 and further changes which have occurred since September essentially related to the installation of the M&E systems. All of the above are captured in the following drawings which are now submitted.

835-050-04 Rev E_GA Elevations_Leeder-Interior
835-050-01 Rev G_GA Elevations_Leeder-External
835-155-01 Rev A Leeder House Exterior - Demolition Mark-up
835-155-04 Rev B_Leeder House Interior- Demolition Mark-up
835-050-02 Rev D_GA Elevations_Building 2-Interior
835-050-05 Rev F_GA Elevations_Building 2-Exterior
835-050-03 Rev E_GA Elevations_Building 5-Interior
835-050-06 Rev D_GA Elevations_Building 5-Exterior
835-010-05 Rev H_Proposed Roof Plans
835-010-B1 Rev F_Proposed Basement Plans
835-020-01 Rev D_GASections_01
835-250-10 Rev A_GA Elevations Building 5 Gable Wall
1152-DSK-01-XX-DR-A-1051 Rev PL00-B2 Plant Enclosure
1152-DSK-XX-GF-DR-A-1050-Rev PL01 – Surface Treatments

The revised proposals have also been assessed in terms of daylight/sunlight impacts on all properties adjoining the site and the report prepared by EB7 is attached. This concludes that as with the originally approved scheme, the amended scheme does not give rise to concerns in respect of daylight/sunlight.

In terms of changes since our previous submission of 11th September 2018, these relate primarily to the as installed heating/ventilation and energy systems which were required to be amended as a result of structural restrictions within the buildings themselves and the requirements of BREEAM and sustainability targets.

In terms of the PV layout, the revisions provide for a more efficient layout to maximise the renewable energy and BREEAM performance of the development. The solar water heating panels have also been relocated from the northern area of the roof of building 5 to the south.

In terms of the ventilation ducting, additional ducting has been added to the roof of building 5 and a further ventilation unit added to core 2 to comply with regulations. A gas boiler exhaust flue is also now to be inserted in the southern gable wall of building 5 and its location is now shown on the revised drawing 835-050-03_GAElevations_Building 5-Interior. Note that the detail of the flue may change but it will be at ground floor level and will be screened from properties on Prince Henrys Road due to the existing high walls.

Other very minor changes comprise;

- Mailboxes incorporated within the window profiles of Leeder House
- The base plinth of Leeder House is now shown on the drawings.
- Basement door locations amended to accord with the basement plan
- New roof guarding on Leeder House to replace the previous guard rails.

Finally, whilst I understand that during construction there have been occasions upon which lighting has unfortunately been left on overnight, when the buildings are fully commissioned, all lighting will be controlled by PIR movement sensors and so will not be on when the commercial buildings are unoccupied.

Our clients appreciate that for various reasons the implementation of the current scheme has taken a much longer period than should have been the case and that residents have had to endure a construction site on their doorstep for a longer period of time. In addition, these late changes to the scheme reflect the inherent complexity of converting existing buildings as opposed to demolition and rebuilding afresh where structural limitations are often only revealed late in the day.

However, the scheme is now on course for completion by the end of 2018 and we trust that you will now be in a position to formalise the changes made to the approved scheme ASAP.

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



Bob Robinson
MRTPI Director
DPP
D: 0207 706 6291