

3 Endsleigh Street, Bloomsbury, London WC1H 0EA

## ADDITIONAL COMMENTARY

to accompany an application for  
Planning and Listed Building Consent  
to The London Borough of Camden

February 2018

Document prepared:  
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For further information contact:  
MATHESON WHITELEY  
Unit 2, 1-7 Culford Road  
London N1 5RA, UK

Tel +44(0)207 333 589  
studio@mathesonwhiteley.com

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## 1.1 Email 1 - Kate Henry, Camden Case Officer to Matheson Whiteley - date 20.02.19

**From:** Henry, Kate Kate.Henry@camden.gov.uk   
**Subject:** RE: 2018/4136/P - 3 Endsleigh Street  
**Date:** 20 February 2019 at 13:16  
**To:** Donald Matheson donald@mathesonwhiteley.com

HK

Hi Donald,

I'm sorry, it took me a while to get everyone in the same place at my end to discuss. Please see my comments below:

- We can support a proposal for a change of use of the basement only to gallery (and retain rest of building as office space)
- We can support a proposal to put the staircase in the new extension to the side of the closet wing; however, we would prefer that the staircase is moved away from the original rear wall and that a gap is left between the staircase and the rear wall. In this respect we would gain two storey views of the rear wall giving a better sense of the original building, which makes up for the impact on the plan form.
- We can support a viewing platform in the closet wing (i.e. the loss of the floor); however, the opening in the side wall should be reduced in size to give a better sense of the original plan form.
- The level of detail regarding servicing in the D&A is not sufficient – we need to better understand the impact on historic fabric of putting in a new servicing route.

Please give me a call if you'd like to discuss this. I will be at my desk til about 2 o'clock and then I should be around all day tomorrow and Friday.

Kind regards

Kate Henry  
Senior Planner  
(Tue, Wed, Thu, Fri)

Telephone: 020 7974 3794



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**From:** Donald Matheson <donald@mathesonwhiteley.com>  
**Sent:** 20 February 2019 13:02  
**To:** Henry, Kate <Kate.Henry@camden.gov.uk>  
**Subject:** Re: 2018/4136/P - 3 Endsleigh Street

Dear Kate,

Is it possible to provide an update - the client is quite anxious to complete the process and we are ready to submit any revised plans required to indicate a revision to the change of use.


best

Donald

Donald Matheson  
MATHESON WHITELEY

Unit 2, Culford House,  
1-7 Orsman Road  
London N1 5RA  
+44 207 033 3589  
+44 794 042 2166  
[www.mathesonwhiteley.com](http://www.mathesonwhiteley.com)

## 1.2 Email 2 - Kate Henry, Camden Case Officer to Matheson Whiteley - date 20.02.19

**From:** Henry, Kate Kate.Henry@camden.gov.uk   
**Subject:** RE: 2018/4136/P - 3 Endsleigh Street  
**Date:** 20 February 2019 at 13:43  
**To:** Donald Matheson donald@mathesonwhiteley.com

HK

Hi Donald,

I'm afraid we couldn't request such details by condition as we need to be sure before we grant consent whether the proposed level of harm is acceptable. If you need further time to work on this can I suggest that you omit the servicing details from the current LBC application and come in at a later date with a new LBC application for the servicing.

Kind regards

Kate Henry  
Senior Planner  
(Tue, Wed, Thu, Fri)

Telephone: 020 7974 3794



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**From:** Donald Matheson <donald@mathesonwhiteley.com>  
**Sent:** 20 February 2019 13:27  
**To:** Henry, Kate <Kate.Henry@camden.gov.uk>  
**Subject:** Re: 2018/4136/P - 3 Endsleigh Street

Dear Kate,

Many thanks for this - this is very positive. We will work on revising plans to respond and submit these and any further information as soon as possible.

Is it possible that the point regarding the servicing can be a pre-commencement condition to allow us further investigation and detailing time?

best

Donald

Donald Matheson  
MATHESON WHITELEY

Unit 2, Culford House,  
1-7 Orsman Road  
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+44 794 042 2166  
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### 1.3 Commentary to alterations -

Following dialogue with The London Borough of Camden on aspects of the change of use and physical alterations to the property at 3 Endsleigh Street, the applicant has agreed to alter some details of the scheme in response to comments on policy pertaining to change of use from a B1 employment use and also comments from the conservation officer in relation to the heritage aspects of the property.

The written correspondence confirming Camdens acceptance of the modified scheme is provided in emails from case officer Kate Henry to application agents Matheson Whiteley dated 20.02.19.

On the advice of the case officer, the applicant has omitted from the scheme the proposed air-conditioning system which was proposed to have formed a new internal riser to feed fan coil units on each floor within bespoke joinery items. The riser, fan coil units and joinery items have been omitted from the scheme and no cooling system proposed as part of the revised refurbishment.

It is envisaged that further investigation work will be carried out alongside detailed design to ascertain exact methodology for installing an internal air-conditioning riser and equipment within the property and the precise impact on any historic fabric affected. This would then form a future specific listed building application with details of the proposal and any impact.

The changes are summarised in the bullet points opposite and the design team have submitted any affected corresponding architectural drawings, as noted in the document register provided in section 2.

This commentary can be read as a Appendix to the Design and Access Statement and Heritage Impact Assessment submitted as part of the original application.

### 1.4 Summary of alterations to architectural drawings in response to Camden comments 20.02.19 -

- Removal of gallery D1 use from ground floor - this floor is now described as B1 office use
- Basement / LG level to be gallery D1 use
- Alteration of new staircase within glazed extension to separate the stair from the existing rear wall of house
- Reduction in width of opening to closet wing - reduction from 2.3m to 1.8m (to match width of opening at no.4 Endsleigh St
- Omission of air-conditioning from proposals (to form part of future LBC when further investigation work completed)
- Omission of internal joinery that housed fan coil units related to air-conditioning proposals
- Heritage type radiators introduced in existing radiator positions in lieu of air-conditioning

### 1.3 Document Register -

No.	Title	Scale	Size	Revision
<b>Location</b>				
001	Location Plan	1:1250	A3	A
<b>Existing</b>				
100	Existing Basement Plan	1:100	A3	A
101	Existing Ground Floor Plan	1:100	A3	A B
102	Existing First Floor Plan	1:100	A3	A
103	Existing Second Floor Plan	1:100	A3	A
104	Existing Third Floor Plan	1:100	A3	A
105	Existing Fourth Floor Plan	1:100	A3	A
200	Existing SW Elevation	1:100	A3	A
201	Existing NE Elevation	1:100	A3	A
202	Existing Entrance/Front Basement Elevation	1:50	A3	A
203	Existing Extension Rear Elevation	1:50	A3	A
300	Existing Long Section AA	1:100	A3	A
301	Existing Long Section BB	1:100	A3	A
302	Existing Section CC	1:50	A3	A
400	Existing Internal Elevations Basement	1:50	A3	A
401	Existing Internal Elevations Basement	1:50	A3	A
402	Existing Internal Elevations Basement	1:50	A3	A
403	Existing Internal Elevations Basement	1:50	A3	A
404	Existing Internal Elevations Basement	1:50	A3	A
405	Existing Internal Elevations Basement	1:50	A3	A
406	Existing Internal Elevations Basement	1:50	A3	A
407	Existing Internal Elevations Ground floor	1:50	A3	A
408	Existing Internal Elevations Ground floor	1:50	A3	A
409	Existing Internal Elevations Ground floor	1:50	A3	A
410	Existing Internal Elevations Ground floor	1:50	A3	A
411	Existing Internal Elevations Ground floor	1:50	A3	A
412	Existing Internal elevations L1	1:50	A3	A
413	Existing Internal elevations L1	1:50	A3	A
414	Existing Internal elevations L1	1:50	A3	A
415	Existing Internal elevations L1	1:50	A3	A
416	Existing Internal elevations L1	1:50	A3	A
417	Existing Internal elevations L2	1:50	A3	A
418	Existing Internal elevations L2	1:50	A3	A
419	Existing Internal elevations L2	1:50	A3	A
420	Existing Internal elevations L2	1:50	A3	A
421	Existing Internal elevations L2	1:50	A3	A
422	Existing Internal elevations L2	1:50	A3	A
423	Existing Internal elevations L2	1:50	A3	A
424	Existing Internal elevations L3	1:50	A3	A
425	Existing Internal elevations L3	1:50	A3	A
426	Existing Internal elevations L3	1:50	A3	A
427	Existing Internal elevations L3	1:50	A3	A
428	Existing Internal elevations L3	1:50	A3	A
429	Existing Internal elevations L3	1:50	A3	A
430	Existing Internal elevations L3	1:50	A3	A
431	Existing Internal elevations L4	1:50	A3	A
432	Existing Internal elevations L4	1:50	A3	A
433	Existing Internal elevations L4	1:50	A3	A
434	Existing Internal elevations L4	1:50	A3	A

### Proposed

110	Proposed Basement Plan	1:100	A3	A C
111	Proposed Ground Floor Plan	1:100	A3	A C
112	Proposed First Floor Plan	1:100	A3	A C
113	Proposed Second Floor Plan	1:100	A3	A C
114	Proposed Third Floor Plan	1:100	A3	A C
115	Proposed Fourth Floor Plan	1:100	A3	A C
130	Proposed Basement RCP	1:100	A3	A
131	Proposed Ground Floor RCP	1:100	A3	A D
132	Proposed First Floor RCP	1:100	A3	A
133	Proposed Second Floor RCP	1:100	A3	A
134	Proposed Third Floor RCP	1:100	A3	A
135	Proposed Fourth Floor RCP	1:100	A3	A
140	Proposed Basement Plan - Partitions layout	1:100	A3	A
141	Proposed Ground Floor Plan - Partitions layout	1:100	A3	A
142	Proposed First Floor Plan - Partitions layout	1:100	A3	A
143	Proposed Second Floor Plan - Partitions layout	1:100	A3	A
144	Proposed Third Floor Plan - Partitions layout	1:100	A3	A
145	Proposed Fourth Floor Plan - Partitions layout	1:100	A3	A
210	Proposed SW Elevation	1:100	A3	A
211	Proposed NE Elevation	1:100	A3	A
212	Proposed Entrance/ Front Basement Elev	1:50	A3	A
213	Proposed Extension Rear Elevation	1:50	A3	A
310	Proposed Long Section AA	1:100	A3	A
311	Proposed Long Section BB	1:100	A3	A C
312	Proposed Section CC	1:50	A3	A
314	Proposed Enlarged Section AA	1:50	A3	A
315	Proposed Enlarged Section BB	1:50	A3	A C
450	Proposed Internal Elevations Basement	1:50	A3	A
451	Proposed Internal Elevations Basement	1:50	A3	A
452	Proposed Internal Elevations Basement	1:50	A3	A
453	Proposed Internal Elevations Basement	1:50	A3	A
454	Proposed Internal Elevations Basement	1:50	A3	A
455	Proposed Internal Elevations Basement	1:50	A3	A
456	Proposed Internal Elevations Basement	1:50	A3	A B
457	Proposed Internal Elevations Basement	1:50	A3	A
458	Proposed Internal Elevations Ground floor	1:50	A3	A
459	Proposed Internal Elevations Ground floor	1:50	A3	A
460	Proposed Internal Elevations Ground floor	1:50	A3	A
461	Proposed Internal elevations L1	1:50	A3	A
462	Proposed Internal elevations L1	1:50	A3	A
463	Proposed Internal elevations L1	1:50	A3	A
464	Proposed Internal elevations L1	1:50	A3	A B
465	Proposed Internal elevations L1	1:50	A3	A B
466	Proposed Internal elevations L2	1:50	A3	A
467	Proposed Internal elevations L2	1:50	A3	A
468	Proposed Internal elevations L2	1:50	A3	A B
469	Proposed Internal elevations L3	1:50	A3	A
470	Proposed Internal elevations L3	1:50	A3	A
471	Proposed Internal elevations L3	1:50	A3	A
472	Proposed Internal elevations L3	1:50	A3	A B
473	Proposed Internal elevations L3	1:50	A3	A B
474	Proposed Internal elevations L4	1:50	A3	A
475	Proposed Internal elevations L4	1:50	A3	A
476	Proposed Internal elevations L4	1:50	A3	A

