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Date: 04/01/2019
Our ref: 2018/0593/PRE
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Anna Gargan
 72 Welbeck Street
 London
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By email

www.camden.gov.uk/planning

Dear Anna,

Re: 160 - 161 Drury Lane, London, WC2B 5PN

Thank you for submitting a pre-planning application enquiry for the above property. Since the submission of advice the pre-application proposal has been revised a number of times, informed by the advice received from two sessions at the Camden Design Review Panel meeting (Aug 2018 & Nov 2018).

The most recent version of the scheme was sent to us for comment on the 17th December 2018. The following advice is based upon this version of the scheme, which is outlined within the following documentation submitted in support of the pre-application request:

- 'Response to DRP feedback' report dated Dec 2018
- Proposed plans, elevations, sections prepared by ICA

1. Proposal

1.1. Advice is requested in relation to the following proposed developments:

Demolition of existing top level and erection of three storey roof extension to host building. Refurbishment of entire building including replacement to façades and windows at all levels, as well as shopfronts at ground floor level to provide a mix of office (B1a) and restaurant (A1/A3) uses. Rear infill extension to lightwell as well as replacement fire escape stair.

1.2. The works would also include a reorganisation of ground floor commercial units, involving the amalgamation of two small units on Parker St into the office but the enlargement of the existing small units at no.160 Drury Lane to form a larger corner unit. At present, this is labelled to be used as a café/restaurant.

1.3. Although a full areas schedule has not been provided it is estimated that the development would involve an uplift of approximately 365qm (GIA) / 266sqm (NIA) of floor space.

2. Site description

- 2.1. The application site relates to a five storey commercial building on the corner of Drury Lane and Parker Street. The building was constructed in the mid-80's as part of the redevelopment of 4-24 Parker Street & 160-161 Drury Lane. The building's architecture is of its time, being dressed in buff brick with contemporary references to 19thC warehouse and wharf typologies.
- 2.2. The application site is located within the Seven Dials Conservation Area, though it is not regarded as making a positive contribution to the Conservation Area within the local conservation area statement. The site does not include any listed buildings and does not directly adjoin any listed buildings, though a number of listed buildings exist along the nearby Great Queen's St. The centre of Drury Lane represents the boundary to both the conservation area as well as the Borough, with Westminster and the adjoining Covent Garden conservation area on the opposing side of the street. The site is also located within an Archaeological Priority area.
- 2.3. As well as being within the 'Central London Activities Zone', Drury Lane is also designated as a secondary retail frontage. Seven Dials is also designated as a 'Cumulative Impact Licencing policy area'. The site is subject to a number of underground development constraints including slope stability and groundwater flows.

3. Relevant planning history

- 3.1. The following planning history is relevant to this site:

(Application Site)

P14/35/E/30685: Planning permission was granted on the 07/08/1980 for the *'Redevelopment by the erection of a part 4/5-storey development on Parker Street and a 4-storey development at 160 Drury Lane to provide 1,150 sq. metres residential (20 flats), 525 sq. metres office, 700 sq. metres retail, and 75 sq. metres storage accommodation.'*

P14/35/E/36129: Planning permission was granted at 4-24 Parker Street & 160-161 Drury Lane, WC2 on the 18/02/1985 for the *'Redevelopment of the site by the erection of a new building comprising basement, ground and 4 storeys to provide residential, offices, retail, light industry and integral garages'*

PSX0004507: Planning permission was granted at 160-161 Drury Lane on the 26/06/2000 for the *'Relocation of existing shopfront entrance doors'*

2007/5484/P: Planning permission was refused at 161 Drury Lane on the 20/12/2007 for the *'Alterations to shopfront, including extension to front facades in front of existing pillars and with a new glazed design and relocation of entrance door to corner of Drury Lane and Parker Street'*

2008/1297/P: Planning permission was granted at 160-161 Drury Lane on the 21/05/2008 for the *'Alterations to the shopfront, including the relocation of entrance door to corner of Drury Lane and Parker Street'*

(Westminster LPA)

30-35 Drury Lane, 2 Dryden Street and 4-10 Dryden Street (Opposite Site)

16/12200/FULL : Planning permission was refused on the 17/07/2017 for the 'Demolition and redevelopment of site, including facade retention of 30-35 Drury Lane, 2 Dryden Street and 4-10 Dryden Street, for mixed use development comprising retail, restaurant and cafe uses at ground and basement level (Classes A1/A3), office floorspace (class B1) at first to fifth floor level'

Reason for refusal:

1) Because of its scale, bulk and massing, the proposed redevelopment behind and above the retained and new facades would harm the appearance of the buildings and fail to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area. For the same reasons it would also fail to maintain or improve (preserve or enhance) the setting of the neighbouring Seven Dials Conservation Area (London Borough of Camden) and because of their detailed design the new facades to Nos. 26-29 Drury Lane/Shelton Street would harm the setting of the Covent Garden Conservation Area and the neighbouring Seven Dials Conservation Area (London Borough of Camden). This would not meet S25 and S28 of Westminster's City Plan (November 2016) and Policies DES 1, DES 4, and DES 9 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. The public benefits which the proposals would secure would not significantly or demonstrably outweigh the harm which it would cause and therefore the proposals would also be contrary to Paragraph 134 of the National Planning Policy Framework

4. Relevant policies and guidance

- [National Planning Policy Framework \(2018\)](#)
- [London Plan \(2016\)](#)
- [Draft New London Plan \(consultation draft\) 2018](#)
- [LB Camden Local Plan \(2017\)](#)
 - G1 Delivery and location of growth
 - H2 Maximising the supply of self-contained housing from mixed-use schemes
 - C5 Safety and security
 - C6 Access for all
 - E1 Promoting a successful and inclusive Camden economy
 - E2 Employment premises and sites
 - A1 Managing the impact of development
 - A4 Noise and vibration
 - D1 Design
 - D2 Heritage
 - D3 Shopfronts
 - CC1 Climate change mitigation
 - CC2 Adapting to climate change
 - CC3 Water and flooding
 - CC4 Air quality
 - CC5 Waste
 - TC1 Quantity and location of retail development
 - TC2 Camden's centres and other shopping areas

- TC4 Town centres uses
- T1 Prioritising walking, cycling and public transport
- T2 Parking and car-free development
- T3 Transport infrastructure
- **Supplementary Guidance**
 - Amenity CPG (2018)
 - Employment sites and business premises CPG (2018)
 - Housing CPG (interim) (2018)
 - Planning for health and wellbeing CPG (2018)
 - Town centres CPG (2018)
 - CPG 1 Design (July 2015 updated March 2018)
 - CPG 2 Housing May 2016 updated March 2018)
 - CPG 3 Sustainability (July 2015 updated march 2018)
 - CPG 6 Amenity (September 2011 updated March 2018)
 - CPG 7 Transport (September 2011 updated March 2018)
 - CPG 8 Planning obligations (July 2015 updated March 2018)
- **Seven Dials Conservation Area Statement**

5. Assessment

5.1. The main issues to consider in this case are as follows:

- Land Use;
- Design and conservation;
- Impact on the amenity of adjoining occupiers;
- Transport;
- Sustainability and air quality;
- Accessible design.

Land Use

Office uplift / mixed-use policy

- 5.2. The proposed extensions would principally result in an uplift in office floorspace within the host building, adding approximately 365qm (GIA) / 266sqm (NIA) of B1a floor space.
- 5.3. The site is located within the central London activities zone and is very highly accessible via public transport (PTAL rating 6b – highest level). The works to extend and refurbish would result in the creation of high spec offices within an area with a mix of uses that contains a good proportion of office. Due to the narrow plot width, relatively small floor plate and positioning of central core, the building could be split between numerous tenants (as is currently the case) or a single business, meaning that it could still flexibly accommodate a range of sizes of enterprises. As such, the development would be supported in principle by the Council's economic growth policies (E1 and E2).

- 5.4. Notwithstanding the above, as the extensions would involve an uplift of more than 200sqm (GIA) the Council's mixed-use policy (H2) would be triggered. As a result there is a general expectation that 50% of the uplift would be provided as onsite residential space unless this is shown to be unfeasible. This policy does however contain some flexibility in this regard and sets out that where both onsite and offsite provision is not practical, a payment-in-lieu of residential provision may be accepted.
- 5.5. During our pre-app meetings, the potential for the building to accommodate residential units at upper floors was discussed. You noted that the separate ground floor entrances, ancillary storage and cores required in order to provide a self-contained unit at upper floors would be likely to render the overall scheme unviable. I acknowledge that due to the constraints of the site, in particular its narrow width and limited floor plate, the provision of on-site residential would not be feasible without harming the function and quantum of business uses onsite. Given that the development is not of a significant scale and would provide additional employment space (another priority land use in the Borough), I would advise that a lack of onsite residential is not likely to be objectionable in this instance.
- 5.6. In order to address this shortfall, I would however advise that a financial contribution would likely be sought to address this policy requirement. As full areas schedules have not been provided exact figures for relevant contributions cannot be made, though the methodology is outlined in full in chapter 6 of the planning obligations CPG, with housing contributions being charged at £700 per sqm (x on-site target for housing). If there were no residential provision onsite, then the target for housing would equal the onsite uplift (to ensure a 50% proportion). Assuming that the estimated uplift of 365sqm (GIA) remains accurate, the relevant contribution would therefore equal £255,500 (365sqm x £700).
- 5.7. If the level of financial contribution needed to reach policy compliance would be challenged on the basis of impact to the financial viability of the scheme, a viability assessment would need to be submitted alongside a formal application to review the economics of the scheme. If it is your intention to challenge the policy obligation on these grounds, it is strongly recommended that any such viability assessment is completed in line with the most recent national guidance (see NPPG guidance [here](#)), including using standardised inputs. Should any such viability assessment be submitted alongside a formal application, the Council will commission a third party audit at your expense prior to issuing a decision.

Ground floor frontage units and uses

- 5.8. As outlined in the site description section, Drury Lane is designated as a retail frontage within the Seven Dials centre meaning that special policy measures apply to help protect town centre uses and retail in particular.
- 5.9. The section of frontage within which the site sits included a total of five small commercial units (nos. 158, 159, 160 Drury Lane and 6 and 8 Parker St), all of which were at one point within retail uses (A1). Policy TC2 and appendix 4 of the Local Plan would indicate that in order to maintain the character and role of the designated centre, this frontage should not contain more than 25% of units within a food, drink or entertainment (FD&E) use and that any such uses should be no larger than 100sqm.

- 5.10. During our pre-application meeting, I noted that the proposed changes to the GF units may be problematic with regard to the Council's retail/town centre policies (TC1/TC2) due to the potential over provision of A3 uses and loss of retail units within a designated retail frontage within Seven Dials. During the site visit I also noted that two out of the five ground floor units (6 and 8 Parker street) appear to have been combined into the application site without the benefit of planning permission. Historic images would suggest that this may have occurred as recently as 2017. As such a change of use would have been likely to have required planning permission (A1 to B1), it is recommended that this situation is rationalised either through a certificate of lawful development, or that this element of development is included into the proposed scheme retrospectively.
- 5.11. On the basis that permission is sought (part retrospectively) in line with the submitted plans, the works would result in the permanent loss of two ground floor units on Parker Street but the creation of a larger corner unit facing Drury Lane. While the loss of the smaller units is regrettable, I would note that in townscape terms these are located somewhat away from the main frontage of Drury Lane on a street which is more residential in nature with less footfall. In terms of the character of the centre, shifting the entrance to the office around to Parker Street to create a GF corner unit is welcomed as it would encourage more activity along Drury Lane and enhance this frontage. Taken in the context of the overall scheme, I feel that the loss of the two units on Parker Street would be considered acceptable on balance.
- 5.12. Notwithstanding the above, as a result of the number of units dropping from five to three, I would warn that as a result, the proposal would be contrary to the maximum proportion of FD&E uses within the frontage set out in the Local Plan as 1/3 (33%) of units would be in an A3 use. I note your points about the mixed character of the local area and this is something that could be considered under the course of the application if supporting evidence were provided, however, I must reiterate that from a policy stance the GF uses would not appear to accord with the Local Plan stipulations. Based on the plans provided, the proposed A3 unit would not however be large (approx.75sqm) and would not include a full kitchen. If the intended use were more akin to a large café with seating (A1/A3) rather than a fully licenced restaurant, then concerns regarding impact to amenity are likely to be reduced. Potential impacts from this unit will be discussed in the following amenity section.

Design and heritage

- 5.13. During the course of the pre-app the design of the scheme has been amended a number of times. This was firstly to address officers concerns in terms of height, massing and resulting visual impact as well as the specific concerns highlighted within the two sessions at DRP (full DRP reports attached). As previously set out, we would want to ensure that the host building would not appear overly dominant in the streetscene, particularly in relation to the more grand, Portland stone dressed building facing Great Queen Street. Given the changing context of Drury Lane (taller building, more commercial character) and Parker Street (more residential in character with lower average heights) we also outlined the need for extensions to respect this changing context. We outlined that views across to the rear elevation afforded from Great Queen St / Wild St should also be carefully considered. Given the proximity to

the adjoining Westminster Conservation area (Covent Garden), the setting of this adjacent conservation area is also a priority. Finally, we noted that the architectural treatment of the building should be informed by the local context and would be expected to be of high quality to be accepted.

- 5.14. The revised scheme submitted in December 2018 has been informed by each stage of the pre-app process as well as discussions with the Council's design officers and DRP and appears to have broadly addressed all chief concerns in relation to design and conservation.
- 5.15. Though the extensions would increase the height of the building significantly, a number of design tools have been utilised to great effect to mean that this additional height would not result in harm to the character and appearance of the CA and streetscene. In particular, these would include:
- The angular roof form and glazed treatment now proposed;
 - The set back of roof form from either end of the building;
 - The cornice and shoulder heights to the rebuilt masonry facades relative to the building on the corner of Great Queens Street and New London Theatre;
 - The improved treatment to the rear elevation;
 - The recessed panel to the Parker street elevation to help to visually 'step down massing';
 - Use of blind window and treatment of party wall to Drury Lane; and
 - The overall facade treatment (brick and window replacement now proposed).
- 5.16. As a result of these changes, I would suggest that the proposal would represent a high quality scheme of extension and refurbishment which would not appear overly dominant in local or long views and would greatly improve the appearance of the existing building. I am satisfied that the design issues raised by the DRP in the November meeting have been successfully addressed in the latest submission and that as such officers would be supportive of the scheme in terms of design and conservation. My views on this regard are based upon the information presented at this stage and during a formal application I would expect to see a full schedule of views (existing/proposed) to evidence the above. This will also be required for a full assessment of the resulting impacts upon the listed buildings along Great Queen St as well as the setting of the neighbouring conservation area (Covent Garden).
- 5.17. As outlined by the DRP, the overall success of the scheme will however depend upon the quality of the final detailing particularly in relation to materiality, depth to recesses and ground floor treatments. During our meeting, it was noted that elements such as the size to ground floor stall risers, recesses to windows and reveals as well as entrance and brick detailing will all require careful consideration if the design is to be successful. I would recommend that you present as much detail as possible upfront alongside any formal application to provide us with confidence in this regard, or expect such matters to be reserved by condition. In order to ensure that the high standard of design is maintained through to construction stage I would also advise that it is likely that a planning obligation would be applied for the project architects to be retained through to construction stage unless otherwise agreed in writing by the Council.

Neighbouring Amenity

- 5.18. The application site is within an area of dense development and adjoins a number of buildings that contain residential units. In line with the Council's amenity policies (A1 / A4), it would be necessary to demonstrate that the proposed scheme would not result in considerable detrimental impact upon the amenities of these residents if it were to be supported. When preparing your formal submission, you should include a full response to each of the following:

Daylight / sunlight

- 5.19. Given the number of surrounding residential units and additional height/massing proposed the resulting impacts to natural light are of a concern. As such, a daylight / sunlight assessment will be required as a validation requirement. This should be completed by a relevantly qualified professional in line with BRE guidance and should also consider any overshadowing impacts. During the meeting you mentioned that such a study had already been commissioned, though this was based upon the previous massing suggested.

Outlook

- 5.20. Due to the size of extensions proposed and the number of surrounding dwellings, a potential loss of outlook to adjoining / opposing occupiers would also be of concern. The proposed extensions to the rear lightwell and new access stair bulk are of concern in this regard as is the resulting impact of the additional height upon the sense of enclosure to these surrounding properties. It would be recommended that additional sectional analysis is presented alongside any formal application indicating the relationship between the site and the adjoining/opposing residential units.

Privacy

- 5.21. Given the density of the surrounding area and the limited width to the rear light well (running between Parker St and Great Queen St), the site is also constrained in regard to privacy impacts. At present, the windows to the rear elevation of the building have unrestricted views towards habitable rooms within the dwellings opposite and access across an existing flat roof at first floor level is afforded where similar views are available. In general, it would appear that these existing relationships would be maintained, but not necessarily worsened by the proposed development. It is noted however that terraces are proposed to the rear at 5th floor level as well as to either side of the roof extension at 6th floor level. Concern in terms of overlooking from these terraces is raised, particularly given the raised terraces of adjoining properties on Parker St and Drury Lane. I would advise that it is likely that the use of at least two of these terraces (5th floor and 6th Parker St side) is likely to be resisted due to privacy concerns. Access to these terraces may therefore be restricted via conditions if the scheme were otherwise supported.

Noise and odour

- 5.22. Finally, in order to be supported by officers you will need to demonstrate that the scheme would not result in issues of disturbances to neighbours from noise, vibration

or odour. Though you have confirmed that it is intended that all servicing plant equipment will remain inside the building, if there is any requirement for external plant we would require a Noise Impact Assessment to be submitted at application stage. Any such report should be produced in accordance with the adopted Noise Thresholds set out in appendix 3 of the Local Plan as well as the Council's Amenity CPG. Given that the GF commercial unit is proposed to serve as a 'restaurant', details of the kitchen extract system, odour abatement measures and routes for ducting should be submitted at application stage. Although not a formal requirement it may be worth considering outlining a Operational Management Plan for the flexible / restaurant proposed to provide a clearer picture of the potential resulting impacts.

Transport

Construction

- 5.23. The application site would be challenging to redevelop for numerous reasons, but in particular due to: the proximity to surrounding residential occupiers; the limited amount of site curtilage for working and storage; the difficult site access for heavy goods vehicles; as well as the number of other development projects under construction within the local area. As a result of the above, we would seek a planning obligation to secure a Construction Management Plan as part of a s106 legal agreement in line with policies A1 and T3. We would expect a draft CMP to be issued up front alongside the application, progressed as far as possible to give us confidence regarding the buildability of the scheme, and to be completed in line with the Council's pro-forma. We would also seek a CMP monitoring fee of £3,136 as part of the legal agreement. You can find a copy of the CMP pro forma as well as further guidance in this regard on our website [here](#).

Cycling and vehicular parking

- 5.24. The site does not contain any vehicular parking and no parking is proposed as part of the development. This is welcomed, though in order to ensure that the development does not exacerbate issues of congestion within the surrounding CPZ, an obligation would likely be sought for the development to be 'car-free' in line with policy T2. This would prevent businesses applying for parking permits within the CPZ.
- 5.25. With regard to cycle parking the Local / London Plan would require 19-21 long stay secure, accessible spaces alongside associated facilities. It is noted that 21 vertical hung cycle spaces are proposed at ground floor level to service the office use. Two showers/changing rooms as well as an accessible WC are also provided in this space as well as a separate access route. A further four short stay spaces are then proposed to the footway on Drury Lane. The provision of such facilities is welcomed, though it should be noted that the Council's Transport team would be unlikely to accept the wall mounted hook solution shown on plans. As policy T1 requires cycle parking spaces to be accessible, the associated guidance (Transport CGP – see pg.51) would require either a 2 tiered Josta or Sheffield stand solution. Such a system should be combined in to the final scheme to gain the support of officers from this team.

Travel plan

- 5.26. The proposed development will lead to a considerable increase to the number of daily visitors / trips to and from the site within an area of existing congestion and poor air quality. In line with Local Plan Policy A1, the Council will expect a work place travel plan to be prepared for any application that will significantly increase travel demand or would have a significant impact on travel or the transport system. This would be required in order to enable the development to proceed without adverse impact on the transport network through promoting a greater use of sustainable travel and thereby helping to tackle congestion and air pollution.
- 5.27. In order to address the above requirement, a Travel Plan should be submitted upfront alongside any formal application. Should the plan be accepted by Transport Officers, we would seek to secure via s106 legal agreement along with a monitoring fee of £3,216. For guidance in the preparation of a Travel Plan, please see our Transport CPG.

Sustainability and air quality

- 5.28. Although the proposed works would include an uplift of less than 500sqm, the development would include a complete refurbishment of the existing building as well as the replacement of all external treatment and servicing equipment. Given the size of the overall building, to address the requirements of policy CC1 (Climate change mitigation) you would need to demonstrate that the development would minimise the effects of climate change and meet the highest feasible environmental standards that are financially viable during construction and occupation. To address the requirements of policy CC2 (adapting to climate change) we would also expect you to demonstrate that the scheme will be resilient to climate change by including adaptation measures wherever possible. To address the above, Energy and Sustainability Statements should be submitted alongside any formal application. These will need to follow the Energy and Cooling hierarchy's set out in the Local Plan and the London Plan. It should be noted that active cooling (air conditioning) will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy. Further guidance on the preparation of such statements can be found in our Sustainability CPG as well as on our website [here](#).
- 5.29. Further to the above, as previously advised the London Air Quality Network data would show that the application site is within an area of existing poor air quality. Given that the development would involve substantial refurbishment and the further introduction of office use in an area which exceeds the annual limits for pollution levels, we would require an air quality assessment to be submitted. We would need to be sure that you have considered measures to be adopted to reduce the impact of the construction as well as the quality for future users of the building to acceptable levels. This can however be proportionate to the scale of development proposed. We have a dedicated webpage [here](#) to provide further guidance about the preparation of such assessments.

Accessible Design

- 5.30. Though a full assessment against the relevant parts of the Building Regulations Approved documents has not been made at this stage, it is noted that the proposed

scheme would include step free access to all floors from GF upwards. We would expect an accessibility statement (perhaps as part of your D&A) to be included to discuss how your scheme has incorporated inclusive design measures. One area of concern based on the submitted plans is the lack of a WC within the commercial unit. If it were envisaged that a WC would be provided at basement level, there would be no accessible access and so this issue may need addressing.

6. Conclusion

- 6.1. The scheme presented to us in Dec 2018 has been informed by multiple revisions, meetings with design and conservation officers as well as two reviews by Camden's Design Review Panel. I consider the revised scheme to have broadly addressed all outstanding concerns in relation to design and conservation, though resulting impacts of the height to the setting of the neighbouring CA and nearby listed buildings will require full assessment via a visual impact assessment. Subject to this formal testing, I would advise that officers would be likely to support the scheme on this basis. I would expect controls however to be applied to secure design details (drawings, samples etc) and for the project architects to be retained.
- 6.2. The above support for the scheme would be subject to the outlined matters in relation to land use and residential amenity being resolved / demonstrated to the satisfaction of officers. As such, a range of supporting documentation would be expected to be submitted upfront alongside any formal application.
- 6.3. Should the scheme be otherwise supported, I would expect that the following planning obligations would be required:
 - Car free for commercial premises;
 - Construction Management Plan (plus monitoring fee);
 - Energy / Sustainability Statement;
 - Financial contribution in lieu of housing provision;
 - Highways contribution for any necessary works to alter the highway and to install short stay cycle parking (quote to be requested once application is submitted); and
 - Travel Plan (plus monitoring fee).

7. Consultation

- 7.1. Whilst the council would undertake a public consultation process as part of any formal application, I would strongly encourage you to engage in consultation with the following individuals/groups at an early stage. I would advise that you consult the following individuals / groups prior to submission:
 - Adjoining neighbours to Drury Lane, Parker St and Great Queen St.
 - The Seven Dials Conservation Area Advisory Committee (Chair - Mr Hugh Cullum. Email - BCAAC@hughcullum.com)
 - Covent Garden Community Association (Chair - Elizabeth Bax. Email - planning@coventgarden.org.uk)

8. Planning application information

8.1. If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form
- Completed CIL form

Plans

- An ordnance survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Demolition plans (external elevations)
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'

Supporting

- Acoustic report incorporated Noise Impact Assessment and Noise, Vibration & Ventilation Assessment (if applicable)
- Air quality assessment
- Daylight / Sunlight report (inc. overshadowing analysis)
- Design and access statement (inc. heritage and access statements)
- Draft Construction Management Plan
- Energy / Sustainability Statements
- Odour Management Plan (if applicable)
- Planning Statement
- Travel Plan / Transport Statement (incl. servicing arrangements)
- Views Impact Assessment
- Further, if sample materials of the facing materials can be forthcoming at application stage this would also be welcomed
- Please see [supporting information for planning applications](#) for more information.

8.2. We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by sending out e-alerts putting up notices on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

8.3. It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding

upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact me direct.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

John Diver

Senior Planning Officer

Regeneration and Planning

Supporting Communities

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