

Carbogno Ceneda Architects

Architecture Design Planning Sustainability Consultancy

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Development Management

Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

March 2020

Dear Sir / Madam,

Application for variation of condition 2 of planning application 2015/0487/P

We would like to apply here for variation to the following conditions of the above application following the withdrawal of the previous S73 application by 21st Architecture dated 10/12/2016. See planning tracker highlighting in blue the conditions we are addressing within this application stating related materials submitted and notes:

Condition 2	Approved Drawings
Condition 3.ii	Detailed drawings for shop fronts
Condition 3.v	New Timber windows (sash)
Condition 3.viii	Schedule of repair to retained façade
Condition 8	Privacy Screen
Condition 10	Bicycled storage

Following Preapplication Consultation with the LPA officer Kristina Smith Ref# 2020/0153/NEW we believe most design concerns have been addressed in the revised design specifically in relation to the changes to the GF elevations on Haverstock Hill and Crogsland Road which were the most controversial element in the withdrawn S73 application.

A number of details have been developed and submitted as part of this application in order to provide additional information on the scheme and facilitate discharge of related conditions.

We also believe that the current proposal represents an improvement to the design illustrated in the original design granted permission.

- i) The main stress is now on the residential entrance and the secondary entrances are less prominent on the street scape.
- ii) The selection of materials is clearly of a higher standard.
- iii) The industrial looking louvers have now been replaced with a softer timber clad timber designed to allow for natural ventilation where required.
- iv) The design of the main entrance doors and the surrounding details has been greatly improved and larger sections of glass have been introduced to generate a better connection to the street scape.

Additional changes to the original application are as follow

- v) Plant added to Crogsland Road elevation to provide mechanical ventilation. Assuming height of 2000mm for the enclosure which can be seen on proposed drawings.
- vi) Building height to Chalk Farm Road elevation raised slightly to increase retail heights. Height of building to school façade reduced slightly.
- vii) Configuration of elevation on Haverstock Hill Road adjusted as per discussion with Planning Officer and addition of narrow louvred grill shown in CGI and elevation to Chalk Farm Road façade for ventilation.
- viii) Glazing shown to courtyard staircase to provide protection from the weather
- ix) The screens to the Haverstock Hill elevation have now been designed to be fixed rather than sliding as originally intended in the consented scheme.

In support of this application the following documents are enclosed to this application:

- Drawing Register
- Proposed drawings and visuals
 - o 1908_P100_Plans.pdf
 - o 1908_P200_Elevations.pdf
 - o 1908_P300_Sections.pdf
 - o 1908_P400_Detailed Elevations.pdf
 - o 1908_P500_Details.pdf
 - o 1908_P600_Visualizations across Crogsland Road
 - o Planning Tracker
 - o Bicycle storage additional information document

Further documents submitted in December 2018 as part of the withdrawn application should be considered under this application:

- o Marine Ices Daylight & Sunlight Addendum Report 24.07.18
- o Noise Impact Assessment

Finally, correspondence with the owner of The Enterprise Hotel confirming the agreement to the chamfered section of the building on gridline 3E which triggered the enforcement notice in 2019. Copy of the correspondence was issued to the LPA.

We trust that sufficient detail is enclosed for your consideration and for change/discharge of the relevant conditions, however if you require any further information please do not hesitate to contact me.

A handwritten signature in black ink, appearing to read 'Andrea Carbogno', with a stylized flourish at the end.

Andrea Carbogno

Encl.