

Mishcon de Reya

Our Ref: 22535.5

Your Ref:

E Quigley
Senior Planner
Camden Borough Council
5 Pancras Square
London
NIC 4AG

Africa House
70 Kingsway
London WC2B 6AH
DX 37954 Kingsway

www.mishcon.com

6 July 2020

BY EMAIL ONLY (ELAINE.QUIGLEY@CAMDEN.GOV.UK)

Dear Quigley

**Revised drawings in respect of applications 2020/0135/P and 2020/0123/L - 10
Grand Union Walk, Camden**

We act for the Applicant in respect of planning application reference 2020/0135/P and listed building consent application reference 2020/0123/L (together the "**Applications**").

We enclose the following documents following a reduction in the scope of the proposed works after discussions with officers in the course of the Applications determination:

1. Proposed layout drawings;
2. Design and Access Statement; and
3. Heritage Statement prepared by Jon Lowe Heritage.

Having reviewed Applications' description of development we do not consider any amendments to be necessary.

The main changes shown in the enclosed revised plans are:

- **Ground Floor:** No works to the bathroom proposed; plasterboard lining to bedroom 1 not to be removed; radiator in the entrance hall to be retained; all new joinery in the refuse and plant room to be free standing rather than built-in; annotations amended (referring to the actual timber floor product that is to be replaced like for like).
- **First Floor:** No works to the kitchen proposed; no new radiators proposed; annotations amended (referring to the actual timber floor product that is to be replaced like for like).
- **Second Floor:** No works to the bathroom proposed; retaining the block work upstand in the bedroom rather than replacing it with steel and glass balustrade; annotations amended (referring to the actual timber floor product that is to be replaced like for like).

61100115.1
Switchboard: +44 (0)20 3321 7000
Main Fax: +44 (0)20 7404 5982

Mishcon de Reya is a limited liability partnership, registered in England and Wales (number OC399969), authorised and regulated by the Solicitors Regulation Authority, SRA number 624547.

Determination of the Applications

In accordance with paragraph 193 of the National Planning Policy Framework the Applicant is aware of the Council's obligation to consider the impact of a proposed development on the significance of a designated heritage asset and the great weight to be given to the asset's conservation.

In the expert view of the Applicant's instructed heritage expert the impact of the Applications on the property's special interest ranges from neutral to beneficial with no harm having been identified.

In preparing the Application the Applicant has born in mind the special architectural and artistic interest in the property particularly in relation to 'the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types' as set out in Ministry of Housing, Communities & Local Government Guidance on the determination of listed building applications.

Where the Applicant is proposing like-for-like replacement this is purely for the purposes of replacing worn or damaged materials. It is not accepted that these like-for-like replacements constitute works which would affect the Property's character as a building of special architectural or historic interest so as to meet the test of paragraph 7 of the Planning (Listed Building and Conservations Areas) Act 1990. This is particularly relevant given the Property's relatively modern construction and that many of the exact same products as used in the Property's original construction being available today.

Given the reduced scope of the Applications we trust that they can be swiftly and positively determined.

Yours faithfully



Mishcon de Reya LLP

Direct Tel: +44 (0)20 3321 6562