

**Our ref: JW/KJ/24903**  
**Your Ref: 2021/0911/P**



Date: 23 September 2021

20 Farringdon Street  
London, EC4A 4EN  
T +44 20 72 80 3300

Regeneration & Planning  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

FAO: Sofie Fieldsend

Dear Sofie,

**GRAND UNION HOUSE, 16-20 KENTISH TOWN ROAD, CAMDEN, NW1 8NH  
PARTIAL DEMOLITION AND REDEVELOPMENT OF THE EXISTING BUILDING AND UPWARD  
EXTENSION TO PROVIDE OFFICE AND COMMERCIAL FLOORSPACE AT GROUND FLOOR (CLASS  
E) AND SIX RESIDENTIAL UNITS (3X 2BED AND 3X1BED). ALTERATIONS TO LANDSCAPING,  
PUBLIC REALM AND ON STREET PARKING.  
LPA REFERENCE: 2021/0911/P**

Further to our recent discussion and in response to the consultation comments received from TfL and LB Camden (Highways, Street Trees, Green Spaces, Tree Team, Landscaping), please see our attached revision to the proposed public realm scheme with the retention of the existing on-street car parking spaces.

In summary, the proposed amendment to the public realm design and on-street car parking spaces are:

- *Retention of the existing on-street car parking bays on Kentish Town Road (KTR), with six car parking bays at the northern boundary of the site, four car parking bays and a servicing bay at the southern boundary of the site.*
- *Modifications to the location of the southern existing parking bays to accommodate the proposed pedestrian crossing and servicing bay. The proposal no longer includes a blue badge bay.*
- *No new tree planting proposed on the KTR highway land. Proposed low level planters along the street frontage which also act as a rain garden (or SUDS), whilst maintaining the minimum 3m width footway in accordance with Camden's Streetscape Design Manual and avoid any conflict with existing street light/CCTV pole/ traffic light.*
- *The short-stay cycle parking bays by either side of the Sainsbury's access route have been relocated from highway land to the rear of the site by the landscaping area, with the introduction of one cargo bike space.*
- *A total of 36 short-stay cycle parking bays (18 stands) and one cargo bike space will be provided as part of the public realm scheme.*
- *The Green Roof soil depth has been increased from 60mm to 80mm, to address the Tree Team's comments.*
- *There are no changes to the building itself nor any of the floorspace figures.*

Your ref: 2021/0911/P



The attached Landscaping Report Update set out details of the revised public realm and landscaping strategy. The Urban Greening Factor of the revised scheme is 0.4 (see Landscape Report Update p.39).

A Transport Assessment Addendum has also been prepared based on the revision to the on-street parking provision, and to address TfL and Highway's comments by providing 12-hour traffic flows for the office use, confirm the long-stay cycle parking provision and to provide an updated refuse swept path and construction swept path.

The documents below are submitted for your consideration:

- Cover letter (this letter)
- Landscape Report Update, September 2021
- Transport Assessment Addendum, September 2021
- Revised street views – KTR pavement view/ View North/ View South
- Revised drawings (see drawings schedule enclosed in **Appendix A** of this letter):
  - 531-A-1005-P2
  - 531-A-1100-P2
  - 531-A-1220-P2
  - 531-A-1230-P2
  - 531-A-1240-P2
  - DR-P0032-PL-102-C
  - DR-P0032-PL-103-B
  - DR-P0032-PL-201-C
  - DR-P0032-PL-202-C
  - DR-P0032-PL-203-C
  - DR-P0032-PL-204-C
  - DR-P0032-PL-111-C
  - DR-P0032-PL-121-C
  - DR-P0032-PL-131-C
  - DR-P0032-PL-142-B

We trust that the above is acceptable and will be considered as part of the current application. Should you have any queries, please do not hesitate to contact me or Karen Jones at this office.

Yours sincerely,



**Summer Wong**  
Principal Planner  
for RPS Consulting Services Ltd

Enc.

Your ref: 2021/0911/P



Your ref: 2021/0911/P



## APPENDIX A: DRAWING SCHEDULE

Title	Drawing Number 531_A	Feb 21	Sept 21
		Rev	Rev
Existing Red Line Plan	0004	P1	-
Existing Site Location Plan	0005	P1	-
Existing Ground Floor Plan	0100	P1	-
Existing Mezzanine & First Floor Plan	0101	P1	-
Existing Second Floor & Roof Plan	0102	P1	-
Existing Sections AA, BB, CC & DD	0200	P1	-
Existing Elevations West & South	0300	P1	-
Existing Elevations East & North	0310	P1	-
Proposed Site Location Plan	1005	P1	P2
Proposed Ground Floor Plans	1100	P1	P2
Proposed Mezzanine & First Floor Plans	1101	P1	-
Proposed Second & Third Floor Plans	1102	P1	-
Proposed Fourth Floor & Roof Plans	1103	P1	-
Proposed Ground Floor Plans - Residential	1180	P1	-
Proposed First Floor Plans - Residential	1181	P1	-
Proposed Second & Third Floor Plans - Residential	1182	P1	-
Proposed Roof Plans - Residential	1183	P1	-
Proposed Section AA	1210	P1	-
Proposed Section BB	1220	P1	P2
Proposed Section CC	1230	P1	P2
Proposed Section DD	1240	P1	P2
Proposed Section EE - Residential	1270	P1	-
Proposed Elevations West & South	1300	P1	-
Proposed Elevations North & East	1310	P1	-
Proposed Elevations - Residential	1380	P1	-
Proposed External Wall Detail	2010	P1	-

Landscape Drawings	DR_P0032_PL_	Feb 21	Sept 21
		Rev	Rev
Public realm & landscape plan - Vision	101	A	-
Public realm & landscape plan - Phase 1@ A1	102	B	C
Public realm & landscape plan - Phase 1 @ A3	103	A	B
Street Section - Along North building	201	B	C
Street Section - Refuse bin collection bay	202	B	C
Street Section - residential building	203	B	C
Courtyard section	204	B	C
First floor landscape plan	111	B	C
Greenhouse landscape section	211	A	-
Third floor terrace plan	121	B	C
Third floor terrace section	212	B	-
Fourth floor terraces plan	131	B	C
Landscape masterplan - Vision	141	A	-
Landscape masterplan	142	A	B