
From: Ian Anderson [REDACTED]
Sent: 07 July 2023 13:13
To: Kate Henry
Cc: Sam FitzPatrick; Jennifer Walsh
Subject: RE: 2023/1222/P - Depot Point, 15-27 Britannia Street
Attachments: 21-206_04-001_Depot Point_Existing & Proposed Amenity Spaces_P01.pdf;
21-206_04-002_Depot Point_Proposed Cycle & Bin Separating Wall_P01.pdf;
21-206_04-006_Depot Point_Proposed Glass Balustrade Location_P02.pdf; Two
Tier Shelter (Internal) Data Sheet.pdf

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Hi Kate – just to follow up, I have noted that the existing and proposed amenity space sent across yesterday had an error. Please find enclosed a revised plan which shows the increase in internal amenity space.

For good measure I enclose the other plans referred to below, which remain as sent yesterday.

If you could come back to me I would be grateful.

Kind regards - Ian

Ian Anderson
Senior Director
BSc (Hons) MA MRTPI
Lichfields, The Minster Building, 21 Mincing Lane, London EC3R 7AG

Lichfields.uk

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From: Ian Anderson
Sent: Thursday, July 6, 2023 5:18 PM
To: Kate Henry <Kate.Henry@camden.gov.uk>
Cc: [REDACTED]
Subject: RE: 2023/1222/P - Depot Point, 15-27 Britannia Street

Hi Kate - thanks for your note.

I have discussed with my client: the application was made 15 weeks ago for what are minor internal and external works. I am happy for you to change this back to a full application, per your recommendation, if it can be done without further administrative delay.

I have added annotation to each of your points below. Please find attached additional drawings which help illustrate the responses / clarifications.

Hopefully this assists, but please let me know if you require any additional information: my clients are keen to press on with this proposal as soon as possible,

If you could confirm the queries raised below re internal separation of waste / cycles and balustrade that would be great,

Kind regards - Ian

Ian Anderson
Senior Director

BSc (Hons) MA MRTPI
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From: Kate Henry <Kate.Henry@camden.gov.uk>

Sent: Wednesday, July 5, 2023 11:33 AM

To: Ian Anderson

Cc: Sam FitzPatrick <Sam.FitzPatrick@camden.gov.uk>; Jennifer Walsh <Jennifer.Walsh@Camden.gov.uk>

Subject: 2023/1222/P - Depot Point, 15-27 Britannia Street

Importance: High

CAUTION: This email originated from an external source.
Good morning,

I am the case officer allocated to the above case. I believe you have been in correspondence with my colleague Sam up til this point.

I have been allocated as the officer to write up the case. I am afraid I have taken a look at the application documents and make the following comments:

- I think you should apply for planning permission rather than to vary conditions due to the nature of the proposals (I understand this is what you originally did so I will revert to using the original application form if you would like to proceed with the application – please see comments below)
[Per above, I am happy for this to be changes if it assists, subject to this not incurring further delay.](#)
- The proposal to move one of the bin stores to within the cycle store is not acceptable as the two should not be combined (i.e. you shouldn't need to bring waste through the cycle storage area). I'm also not sure how you are accommodating the same number of cycles? Are you using different types of stands? If so, we need details.
[There is presently significant space in the cycle storage area and the area indicated for the bins was just vacant space, so there is plenty of room to consolidate and still meet numbers. I include specification for those areas indicated at double height. In terms of combination of the two areas, can you point me to the policy which requires separation?: we are happy to provide a separation wall between the two, and please find this indicated. If it assists, we can move the bins closer to the service entrance, but hopefully the attached will suffice.](#)
- It is proposed to change the internal amenity space to a laundry – is the amenity space being re-provided elsewhere? Is there any other internal amenity space? If the same amount of space is not being re-provided elsewhere this is unlikely to be considered acceptable. Do the students not already have laundry facilities?
[We are providing a larger main common room \(where the laundry was previously\) which will offset the loss and we are also providing a new study area at 1st floor level. I attach plans showing this and it is pertinent to note that amenity areas will increase as a consequence of the proposals. I hope this clarifies.](#)
- I can't work out from the submitted documents where the metal balustrade is that you propose to change to glass. In general, we don't support glazed balustrades but I am happy to comment further on this once I know its location.

I understand this has already been discussed and agreed with Building Control: the balustrade is set back and will not be visible. I have asked the architects to show this as a red line on the attached plan for you. I hope this suffices, but if you continue to have further concerns this can be provided as a feature timber balustrade.

Please could you clarify the above points and also confirm whether you'd like to proceed with the application in its current form or whether you'd like to amend in line with my comments?

I look forward to hearing from you.

Kate Henry
Principal Planning Officer
Regeneration and Planning
London Borough of Camden

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