
From: Ian Anderson [REDACTED]
Sent: 30 August 2023 12:03
To: Kate Henry; Andrew Machin; Lydia Mensforth
Cc: Sam FitzPatrick; Jennifer Walsh; Adam Barber
Subject: RE: 2023/1222/P - Depot Point, 15-27 Britannia Street
Attachments: GSA_Depot Point_Bin and Cycle Store Report_P01.pdf

Hello Kate – thank you for the below which was received whilst I was away on annual leave.

Can you seek clarification please from your colleagues in Waste / Transport. I apologies if there is any confusion in this, but just to clarify:

1. There are no changes proposed to the cycle areas: the vertical hangers are already being used, and we are maintaining the two tier units, all we are doing is simply moving these: we are maintaining spaces and there will be no changes bar some minor repositioning.
2. The 'bin' store we are proposing to move is simply an internal store, for which there is a management procedure in place to move this through the courtyard, to the external access / main store, from which waste is collected. All collection will remain from the main bin store on Britannia Street. This will not change

Apologies if there is confusion on this. What we are doing is reducing the drag distance for the management of the development, reducing the disruption in taking the bins through amenity / courtyard areas and creating much needed gym space for the students, which is supported in Policy. The existing servicing / emptying of bins however will remain exactly as it is now for the Council and will have the advantage of better / easier management within the building and it will involve less of a 'drag' of the bins along Britannia Street itself. External arrangement for the collection of bins however will not change. The Architects have helpfully put together the attached which explains in greater detail.

If you can impress this point and let me know – it feels as if there are some wires crossed here and I apologies if we haven't been absolutely clear, but hopefully the above and the attached assists and set out the advantages of what we are doing.

Kind regards - Ian

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



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From: Kate Henry <Kate.Henry@camden.gov.uk>
Sent: Friday, August 11, 2023 3:11 PM
To: Ian Anderson [REDACTED] Andrew Machin [REDACTED] Lydia Mensforth [REDACTED]
Cc: Sam FitzPatrick <Sam.FitzPatrick@camden.gov.uk>; Jennifer Walsh <Jennifer.Walsh@Camden.gov.uk>
Subject: RE: 2023/1222/P - Depot Point, 15-27 Britannia Street

CAUTION: This email originated from an external source.

Dear Ian,

I have now heard back from the Council's Transport and Waste Officers and neither support the proposals, on the following basis:

- Bin stores need to be separate and secure (i.e. not accessed via the cycle store).
- The replacement of some of the 2-tier cycling racks with vertical hangers is not supported as they are difficult to use, offer low levels of cycle security and can lead to wheel damage (as set out in CPG Transport).

Would you like to amend the application to omit the relocation of the bin store, the creation of the gym and the new glazed doors to provide access to the courtyard?

I look forward to hearing from you.

Kate Henry
Principal Planning Officer

Telephone: 020 7974 3794



From: Ian Anderson [REDACTED]
Sent: 04 August 2023 12:22
To: Kate Henry <Kate.Henry@camden.gov.uk>; Andrew Machin [REDACTED] Lydia Mensforth [REDACTED]
Cc: Sam FitzPatrick <Sam.FitzPatrick@camden.gov.uk>; Jennifer Walsh <Jennifer.Walsh@Camden.gov.uk>
Subject: RE: 2023/1222/P - Depot Point, 15-27 Britannia Street

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Hello Kate – are you able to update please.

When you do, if you are able to copy my clients in and we are seeking resolution of this asap, given the delay in registration and the changes / advice in the making of the application which we followed.

This is a minor application and we should be able to resolve quickly, and the continuing delay is impacting my clients business.

Hopefully get some feedback from you soon.

Kind regards - Ian

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

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Building, 21 Mincing Lane, London EC3R 7AG.

From: Ian Anderson
Sent: Tuesday, August 1, 2023 9:14 AM
To: Kate Henry <Kate.Henry@camden.gov.uk>
Cc: Sam FitzPatrick <Sam.FitzPatrick@camden.gov.uk>; Jennifer Walsh <Jennifer.Walsh@camden.gov.uk>
Subject: RE: 2023/1222/P - Depot Point, 15-27 Britannia Street

Hello Kate - are you able to come back to me, so I can update my client on this matter please.

Many thanks - Ian

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



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From: Ian Anderson
Sent: Friday, July 28, 2023 10:45 AM
To: Kate Henry <Kate.Henry@camden.gov.uk>
Cc: Sam FitzPatrick <Sam.FitzPatrick@camden.gov.uk>; Jennifer Walsh <Jennifer.Walsh@camden.gov.uk>
Subject: RE: 2023/1222/P - Depot Point, 15-27 Britannia Street

Good morning Kate – have just left you a message.

Are you able to come back and confirm that the revised details are acceptable?

Apologies I am being chased by my clients hard on this as I said, (based on the below) we would have your further views this week.
Hopefully hear from you today and sorry to press.

Kind regards - Ian

Ian Anderson
Senior Director
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Lichfields, The Minster Building, 21 Mincing Lane, London EC3R 7AG



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From: Ian Anderson
Sent: Monday, July 24, 2023 7:35 AM
To: Kate Henry <Kate.Henry@camden.gov.uk>
Cc: Sam FitzPatrick <Sam.FitzPatrick@camden.gov.uk>; Jennifer Walsh <Jennifer.Walsh@camden.gov.uk>
Subject: Re: 2023/1222/P - Depot Point, 15-27 Britannia Street

Many thanks Kate and no problem. Look forward to catching up this week.

Kind regards - ian

Sent from my iPhone

On 21 Jul 2023, at 16:54, Kate Henry <Kate.Henry@camden.gov.uk> wrote:

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Hi Ian,

I'm afraid I've run out of time to look at this this week but it's on my list for next week.

Kate

Kate Henry
Principal Planning Officer

Telephone: 020 7974 3794

<image001.png>

<image002.png>

<image003.png>

<image004.jpg>

From: Ian Anderson [REDACTED]
Sent: 19 July 2023 08:56
To: Kate Henry <Kate.Henry@camden.gov.uk>
Cc: Sam FitzPatrick <Sam.FitzPatrick@camden.gov.uk>; Jennifer Walsh <Jennifer.Walsh@Camden.gov.uk>
Subject: RE: 2023/1222/P - Depot Point, 15-27 Britannia Street

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Hi Kate –hope you are keeping well.

1. have you had opportunity to review this and are matters all ok?

If you could let me know that would be great.

Kind regards - Ian

Ian Anderson
Senior Director
BSc (Hons) MA MRTPI

Lichfields, The Minster Building, 21 Mincing Lane, London EC3R 7AG



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From: Ian Anderson
Sent: Friday, July 14, 2023 8:45 AM
To: Kate Henry <Kate.Henry@camden.gov.uk>
Cc: Sam FitzPatrick <Sam.FitzPatrick@camden.gov.uk>; Jennifer Walsh <Jennifer.Walsh@Camden.gov.uk>
Subject: RE: 2023/1222/P - Depot Point, 15-27 Britannia Street

Hi Kate - just to add to the below: I have feedback form GSA who have advised that where the bins are presently, the Staff currently have to rotate the bins with the main bin store and the revised location improves the situation as it is a smaller distance than that existing.

Hope this additional information assists.

Kind regards – Ian

Ian Anderson
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From: Ian Anderson
Sent: Friday, July 14, 2023 8:04 AM
To: Kate Henry <Kate.Henry@camden.gov.uk>
Cc: Sam FitzPatrick <Sam.FitzPatrick@camden.gov.uk>; Jennifer Walsh <Jennifer.Walsh@Camden.gov.uk>
Subject: RE: 2023/1222/P - Depot Point, 15-27 Britannia Street

Hi Kate -thanks for the responses below.

No problem: I don't think there is an issue with the cycles / bins, but let me know. If it is required, these could be swapped around, still with the retaining wall, so the bins are closer to the street exit. Its for the GSA staff to move the bins, which is what occurs now. Let me know once you have discussed.

Yes I/GSA can confirm there is no loss of cycle spaces. Apologies: this was inferred, but reading back I appreciate I haven't been explicit on this point.

Thanks and noted re the other points: if there are any further points which arise as part of the consultation, just let me know.

Kind regards - Ian

Ian Anderson
Senior Director

BSc (Hons) MA MRTPI

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From: Kate Henry <Kate.Henry@camden.gov.uk>
Sent: Thursday, July 13, 2023 9:00 PM
To: Ian Anderson [REDACTED]
Cc: Sam FitzPatrick <Sam.FitzPatrick@camden.gov.uk>; Jennifer Walsh <Jennifer.Walsh@Camden.gov.uk>
Subject: RE: 2023/1222/P - Depot Point, 15-27 Britannia Street

CAUTION: This email originated from an external source.
Hi Ian,

Re: 2023/1222/P - Depot Point, 15-27 Britannia Street - Relocation of existing bin store to new area at end of cycle store; creation of gym within former bin store, with new glazed doors to provide access from courtyard; creation of laundry room in existing amenity space, with new door to replace window to access courtyard; new glazed door and window in undercroft wall; new glazed balustrade at roof level to replace existing metal balustrade

I can confirm that I've amended the planning application type and description as discussed (see above) and re-sent out the consultations. Please see my comments in response to yours below in **red**.

I will be in touch again when I've discussed with internal consultees. In the meantime, if there is anything else I can help with, please let me know.

Kind regards

Kate Henry
Principal Planning Officer

Telephone: 020 7974 3794

<image005.png>

<image006.png>

<image008.png>

<image010.jpg>

From: Ian Anderson [REDACTED]
Sent: 12 July 2023 09:09
To: Kate Henry <Kate.Henry@camden.gov.uk>
Cc: Sam FitzPatrick <Sam.FitzPatrick@camden.gov.uk>; Jennifer Walsh

<Jennifer.Walsh@Camden.gov.uk>

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

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Good morning Kate - following our submission of the below, are you content with these changes / clarifications.

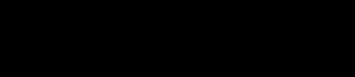
If you can let me know and I will in turn advise the client.

Many thanks - Ian

Ian Anderson
Senior Director

BSc (Hons) MA MRTPI

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From: Ian Anderson

Sent: Friday, July 7, 2023 1:13 PM

To: Kate Henry <Kate.Henry@camden.gov.uk>

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

<Jennifer.Walsh@Camden.gov.uk>

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

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



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From: Ian Anderson
Sent: Thursday, July 6, 2023 5:18 PM
To: Kate Henry <Kate.Henry@camden.gov.uk>
Cc: Sam FitzPatrick <Sam.FitzPatrick@camden.gov.uk>; Jennifer Walsh <Jennifer.Walsh@Camden.gov.uk>
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
Lichfields, The Minster Building, 21 Mincing Lane, London EC3R 7AG

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From: Kate Henry <Kate.Henry@camden.gov.uk>
Sent: Wednesday, July 5, 2023 11:33 AM
To: Ian Anderson [REDACTED]
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

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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:

1. 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.

2. 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. **Can you confirm the same number of cycle parking spaces are being retained?** 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. **CPG Transport** (available [here](#)) **guides that cycle parking should be accessible and secure and CPG Design** (available [here](#)) **guides that waste storage areas should be safely located and accessible for all users, including waste contractors, and designed to minimise nuisance to occupiers and neighbours and their amenity. A table is set out at paragraph 8.33 regarding design and location of waste storage areas. I am concerned about the distance from the bin store to where it is collected, accessibility, access, safety / security (in terms of who has access to the bin store via the cycle store), fire safety and ventilation. I will speak to the Council's Transport and Waste officers and provide further comment on this in due course.**
3. 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. **Noted, thank you.**
4. 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. **Noted, thank you.**

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

Telephone: 020 7974 3794
Web: camden.gov.uk

5PS
London N1C 4AG

<image022.jpg>

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