

From: Friends of Parker Street
Sent: 03 December 2023 17:51
To: Heather Johnson (Councillor); Edmund Frondigoun (Cllr); Tom Simon (Councillor)
Cc:

Subject: URGENT - Monday 4th Dec. Briefing meeting - 2023/2245/P - 160-161 Drury Lane, WC2B 5PN

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Dear Members Briefing Panel,

The Friends of Parker Street, a local community group (50+ members) who have many members in adjoining properties in Parker Street, Drury Lane and Great Queen Street, have a very strong reaction to the **2023/2245/P** Draft Delegated Report published by the Planning Department last Thursday.

Ahead of your Briefing meeting taking place this Monday, we would like to raise 3 issues: **understatement of objections, inconsistency with 2019, and conditions.**

This email is also being sent to

- Sir Keir Starmer
- Holborn and Covent Garden ward Councillors
- Camden Planning Department

1- GROSS UNDERSTATEMENT OF THE NUMBER OF OBJECTIONS

Delegated report: “Adjoining Occupiers = **18** responses and **15** objections.

Council website: **42 letters of objection**: 37 objections from residents and 5 from other organisations (CAAC, SDT, CGCA, FOPS, ROL). Letters are from **21 properties sharing the lightwell (a total of 33 occupiers)** and 4 objections are made by residents living at non-adjoining properties. Please note that of the 3 supporting letters, 2 are from local property developers and one is from a resident living further away – none are from adjoining occupiers.

At a site meeting with the Planning Officer on Friday 30th June, the Officer requested that resident send in their objections via email to her _____ and the planning@camden.gov.uk address rather than log it on the Council website in order “to help the administrative process”. This meant that we relied on the Council to “tick the objection box”.

It seems that the Council misclassified “objections” as “comments” or simply have not counted correctly. The Friends of Parker Street have read all members' letters and confirm they are all objections, with each having clear objections to some specific parts of the application. We suggest that we request that all residents reaffirm their letters are objections so that the Council can classify them correctly.

On top of this, many residents feel unheard as the report is ignoring valid concerns they have. They request to be heard.

ASK 1: In view of the true level of local objections raised, we request that the nominated members report this application to the Planning Committee (and public hearing).

2- INCONSISTENCIES ON THE 2ND FLOOR TERRACE

In 2019, an identical large terrace on the 2nd floor was refused by the Council for reason explained in its Final Decision Notice dated 16 Oct 2019 (application 2019/2095/P):

“Point 8 of FDN A) Access to and to 2nd floor rear flat roof shall be restricted for escape or maintenance purposes only and shall not be used for amenity purposes at any time;

Reason: To safeguard the amenities of the adjoining occupiers at 158-159 Drury Lane, 8-16 Parker Street and the area generally in accordance with the requirements of policies **G1, A1** and **A4** of the London Borough of Camden **Local Plan 2017** “

What has changed? Since 2019, none of the policies and Local Plan listed above have changed.

The Delegated Report shows support for all requests from the developer, often citing the 2019 decision, but reneges on the decision made in the FDN in 2019 on the terrace, to the significant detriment of dozens of its own residents.

ASK 2: Please observe the 2019 decision to protect amenities of the adjoining occupiers and refuse the rear Terrace.

The proposed terrace is clearly recognised by the Planning Officer as a potential creator of noise in what is (in effect) an echo chamber created by existing surrounding buildings. However, this recognition is bodged by the planning officer in terms of proposed opening hours restrictions 0900-1900 which are presented as “normal office hours” however 1900 is far too late and leaves room for after work drinks. Any enforcement will be borne by residents.

Note that Camden Council’s office hours are 0900-1630.

3- CONDITIONS

ASK 3: Please consider the following conditions requests:

3.1 TERRACE

If you were to dismiss our reasonable ask to deny the terrace, we request that the conditions on the terrace stipulates:

- 0900-1700 as restricted hours. Hours are currently missing from the draft decision notice
- The provision of obscure glazed screens up to a height of 1.8 m, plus planting to absorb noise

- No smoking (residents are denied air-con and have to have windows open in the summer)

3.2 NOISE CONTROL

- All servicing via the Parker Street service entrance next to Market House is restricted to Mon-Sat, hours as proposed, but prohibited on Sundays.
- Due to the cumulative effect of AC units noise in the area we ask for Air Conditioning units not to operate after 10pm.

3.3 CONSTRUCTION

- Note that the vital “Construction Community Liaison Working Group” is listed in point 10: Section 106 legal agreement and Community Infrastructure Levy (CIL) but is not listed in the point 12 Recommendation. Could this please be amended so that the Working Group becomes a condition?
- Representatives of Friends of Parker Street request to be invited to regular meetings with the Construction Community Liaison Working Group. We request that meetings start on a weekly basis.

Thank you for your consideration.

Erwan

Representing here the Friends of Parker Street