

From: Paul Thomas
Sent: 10 December 2023 12:56
To: Planning
Cc: Ramesh Depala; Parnjit Singh
Subject: Objection to Application 2023/4104/P and report of continued breach of Application 2019/3275/P
Attachments: Report of a breach of planning control - re Application 2019/3275/P for 7 Haversham Place, London, N6 6NG

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Dear Sirs

Purpose of this email

There are two objectives:

1. To object to new Application 2023/4104/P.
2. To report a continued breach of consented Application 2019/3275/P.

I have sent an email because the online comments form in the Camden Council ["CC"] website did not allow me to import the table below without corruption.

Background

On 28 June 2023, via an email to CC, I reported two breaches of planning control re Application 2019/3275/P from 7 Haversham Place, London, N6 6NG ["No 7"]. I attach my email of 28 June 2023, which summarises a recent relevant decision notice relating to Application 2023/0043/P from 2 Haversham Place ["No 2"]. Recently, at CC's invitation, No 7 applied for retrospective approval for one of the two breaches I reported (they had installed slate cheeks, not consented lead) – this is the subject of Application 2023/4104/P.

In the table below, I have summarised relevant elements of No 2's and No 7's original and subsequent applications relating to the two rear dormers at each house. You will see they are remarkably similar, which is unsurprising since both households used the same architect and builder and each loft conversion was carried out this year (No 2, followed soon after by No 7). The two important points to note are highlighted in **yellow** below, viz:

1. No 7 is applying to vary its approved plans by retrospectively seeking consent for slate tiled dormer cheeks rather than lead ones. This is absolutely identical to No 2's request in 2023/0043/P, which was denied by CC only 6 months ago. So, shouldn't CC similarly deny No 7's application? It would appear to be a no-brainer.
2. The dormers built at No 7 included uPVC casement windows rather than the consented timber sash ones. No 7 has not sought retrospective consent for the uPVC windows, so shouldn't CC make clear that an Enforcement Notice would be issued if the windows are not

removed and replaced? Such notification would be entirely consistent with CC's ruling on No 2 on 2 June 2023.

Comparison of planning applications and consents for rear dormer extensions at No 2 and No 7 Haversham Place

		No 2	
Architect		Clark Designs Ltd	Cl
Dormers built in year		2023	
Original application for loft conversion included:		2022/0013/P	20
Two rear dormers with:	Lead cheeks	Consented	Co
	Timber sash windows	Consented	Co
Dormers actually built included:			
Two rear dormers with:	Slate tile cheeks	Not consented	No
	uPVC casement windows	Not consented	No
Subsequent application included:		2023/0043/P	20
Two rear dormers with:	Slate tile cheeks (ie request for slate to remain)	Not consented [Slate to be replaced with lead*]	Aw loc the No
	Timber sash windows (as in No 2's original application)	Enforcement if uPVC not replaced with timber sash*	No inc of the
*In Q4 2023, No 2 complied with Camden Council's Decision Notice of 2 June 2023 by:			
(a) replacing the slate cheeks with lead			
(b) replacing the uPVC casement windows with timber sash ones			

My conclusions and requests

I believe the following issues are relevant to CC's review of and subsequent determination on No 7's new Application 2023/4104/P:

1. **Consistency:** CC has recently ruled on the materials used in No 2's dormers (cheeks and window frames). No 7 is in an identical position, having used the same unconsented materials (slate and uPVC) as No 2 had originally used. Therefore, it would defy logic for CC to rule differently for No 7 than it did for No 2. Also, if CC did decide to defy such logic, that could pave the way for any future planning applicant to ignore what they get consented, with little perceived risk of adverse consequences.
2. **Fairness:** No 2 has very recently gone to the considerable effort and expense of complying with CC's comments under the "ENFORCEMENT ACTION TO BE TAKEN" section of CC's Decision Notice of 2 June 2023. So, it would be grossly unfair if No 7 is treated more leniently, by granting them the retrospective approval that was denied to No 2.
3. **No 7 have only themselves to blame:** It was 100% within No 7's control either to use the consented materials (lead and timber sash) or to apply for alternative materials (eg slate and uPVC casement) in the first place. They chose to do neither and therefore the breaches are solely the result of their own making.

Requests: For the reasons above, I request that Application 2023/4104/P is refused and that Application 2019/3275/P is enforced in respect of the consented timber frame sash dormer windows and the lead cheeks.

I would greatly appreciate your acknowledgement of receipt, particularly since I couldn't use the online comments form.

Also, I would be very happy to discuss any of the above with you on the phone – I can be reached on

Best regards

Paul Thomas

Paul Thomas

Managing Director

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