

From: [Nora-Andreea Constantinescu](#)
To: [Andrew Deller](#)
Subject: RE: 2021/5202/PRE Alpha House Regis Road
Date: 20 December 2021 18:29:47
Attachments: [image026.png](#)
[image027.png](#)
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[image016.png](#)
[Pre-ann Alpha House Regis Road.pdf](#)

Hi Andrew,

Hope you are well.

I've been trying to contact you last week and left some voice messages.

I've discussed this proposal internally and as this submission is for piecemeal development of the site without a wider approval of the masterplan for the whole area, this would be contrary to Council's policies and guidance. We would not be able to support such proposal and you are advised to engage with Wen Quek and Katrina Christoforou part of Paceshaping Team, and discuss further steps.

I've drafted a short letter for you which explains our position, please see attached. As it stands we do not see how a meeting with the planning department can provide you with any substantial support, as we would just reiterate the assessment as detailed in the letter. Therefore we can send you back the money for this pre-app – I would need your bank details for this transaction.

Best Regards,
Nora

Nora-Andreea Constantinescu
Senior Planning Officer

Telephone: 02079745758



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Andrew Deller <andrew.deller@dwdllp.com>
Sent: 06 December 2021 13:21
To: Nora-Andreea Constantinescu <Nora-Andreea.Constantinescu@camden.gov.uk>
Subject: RE: 2021/5202/PRE Alpha House

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Hi Nora-Andreea

The current job provision on site is 10.

Kind regards
Andrew Deller
BA (Hons) MPlan MRTPI MNZPI
Senior Associate



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From: Andrew Deller
Sent: 25 November 2021 17:09
To: Nora-Andreea Constantinescu <Nora-Andreea.Constantinescu@camden.gov.uk>
Subject: RE: 2021/5202/PRE Alpha House

Hi Nora-Andreea

Thanks for getting in touch.

Firstly, in response to your queries:

- *The proposed section show all mezzanine floors as demountable, but the planning statement indicates that there would be permanent floorspace at ground and second floors. Can you please confirm which one is correct?*

It is proposed that the entirety of the ground and second floors will comprise permanent floorspace. If the plans notate the second floor to be a demountable mezzanine, then those notations are wrong.

- Could you please confirm if the proposed front building line would be maintained as existing? An equivalent existing floor plan to dwg 2314-F01-B would be very useful. If you have an existing front elevation as well, please sent through.

Yes, the front building line will be maintained as existing. As you can see on F01-B, the proposed building remains in line with the existing substation. The existing substation is presently internal to the existing building as can be seen on google street view.

- Could you please confirm what is the current job provision on site?

I will find this out and get back to you.

Our understanding was that the fee we paid included a meeting, so we would like to have a meeting with you before the formal advice is received. Please could you advise when we may be able to have this.

Kind regards
Andrew Deller
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Senior Associate



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From: Nora-Andreea Constantinescu <Nora-Andreea.Constantinescu@camden.gov.uk>

Sent: 23 November 2021 18:02

To: Andrew Deller <andrew.deller@dwdllp.com>

Subject: 2021/5202/PRE Alpha House

Dear Andrew,

Hope you are well.

Thank you for your pre-application enquiry. I am the case officer dealing with this proposal. I am really sorry for the delay in getting back to you.

I have been recently allocated this pre-app and I am in the process of reviewing the information provided.

I have some questions which I hope you could answer:

- The proposed section show all mezzanine floors as demountable, but the planning statement indicates that there would be permanent floorspace at ground and second floors. Can you please confirm which one is correct?
- Could you please confirm if the proposed front building line would be maintained as existing? An equivalent existing floor plan to dwg 2314-F01-B would be very useful. If you have an existing front elevation as well, please sent through.
- Could you please confirm what is the current job provision on site?

I would need to discuss this proposal with internal consultees before I formulate my assessment.

Would you like to have a meeting on MS Teams to discuss prior to receiving the formal advice?

Best Regards,
Nora

Nora-Andreea Constantinescu
Senior Planning Officer
Regeneration and Planning
Supporting Communities
London Borough of Camden

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