

Edwards, Lynn

To: C. Ries, 3/05A.

**From:** Jamie Taylor  
**Sent:** 02 July 2014 02:00  
**To:** POSTAL APPEALS  
**Cc:**

**Subject:** Re: 7 Coptic Street — Appeal - APP/X5210/A14/2219278

Attn PINS

Please find a copy of my original objection dated 23/May/14.

I object to this entire planning application

I want a public meeting please

The applicant already proposed the modifications that he wants at the last public meeting; the inspector specifically rejected them then - I'd like to see the inspector do it again (in public) again.

I am very unhappy about the air-con as well as the entire design

I also feel that the entire acoustic survey was inadequate

...as well as the issues that I put in my original objection to this application. See my email to Camden Planning dated 23/5/14 below!

regards

James Taylor

On 23 May 2014, at 00:37, Jamie Taylor

wrote:

Subject: OBJECTION 2014/1564/P — 7 Coptic Street London WC1A 1NH

I object to this planning application on grounds of harm to the conservation area, and over-development. I am supported by the recent decision of a Planning Inspector, in respect of this development.

This application, dated 20 March 2014 requests retrospective permission for an existing development that is subject to an enforcement order for full removal dated 31 May 2013, and

due to be actioned by 30 November 2013. The enforcement order has been upheld at appeal by a planning inspector (decision reference APP/X5210/C/13/2198147 dated 17 December 2013, requiring removal by 17 June 2014), who specifically rejected the appeal on ground (f) seeking a lesser requirement, eg the possibility of reducing the size of the roof terrace as proposed here.

This development should have been entirely removed six months ago, and I now urge Camden to reject this application, and rigorously pursue their enforcement order.

I am resident at Flat 10, 1 Little Russell Street, WC1A 2HR (opposite 5 Coptic Street), and take an active interest in the appearance and level of development of the area. Please note that this objection reaches you, despite no notice being placed on the street, no email notifications, and no postal notification to the majority of neighbours.

Please keep me informed of the progress of this application, including any hearing dates and decisions.

regards

James Taylor

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Ms Ward

The Planning Inspectorate  
Room 3/19 Eagle, Temple Quay House  
2 The Square, Temple Quay  
Bristol BS1 6PN

**APP/ X5210/A 14/2219278**

29<sup>th</sup> June 2014

Dear Sir / Madam

I have been sent a notification of an appeal for **7 Coptic Street, London WC1A 1NH**

I am writing to object to **The erection of a roof terrace and retention of two air conditioning units**

I had previously alerted Camden Planning to the works while they were in progress in September 2012, requesting an Enforcement notice be issued. When the developer was warned, he regrettably continued the roof terrace until the official enforcement notice was issued in March 2013. When he appealed I then also attended the Inspectorate hearing in November 2013 to support Camden's Enforcement decision. For that appeal I spent many hours alongside fellow neighbours Helen McMurray Secretary of the South Bloomsbury Association & Chris Jackson at this appeal hearing (ref EN12/0780). The Inspectorate came to visit my property and the developers at no 7 Coptic Street. It was a very involved day & the gentleman Inspector had great integrity to be so thorough looking at other properties in the surrounding area. This case was dismissed at appeal by the Inspectorate on 17th December & the developer was ordered to reinstate the roof by June 2014

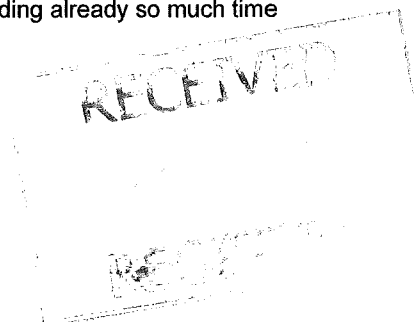
So regarding this new planning application it was claimed by Camden planning office that 7 letters were sent to neighbours & posted outside the building on the 28<sup>th</sup> February 2014. I was never sent a letter, neither were the other objectors, Helen McMurray (SBTRA) & Chris Jackson from the original hearing, neither did I, nor anyone else in that street, see any notice put up outside the property.

We have spent much time over the past 2 years trying to prevent the destruction of an historic property & preserve the traditional roof tops in this beautiful & historic part of London.

I sincerely hope that this planning application does not go through after spending already so much time in the first appeal case & getting a positive result for it to be represented.

Yours Sincerley

Ms C Ward





To: C. Ries, 3/OSA.

**Edwards, Lynn**

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**From:** Cathy Ward  
**Sent:** 02 July 2014 08:22  
**To:** POSTAL APPEALS  
**Cc:**

**Subject:** 7 Coptic St: Appeal Objection APP/X5210/A14/2219278  
**Attachments:** appeal\_doc\_7copticst.docx; ATT00001.txt

For Attention of P.I.N.S

Please find attached my objection letter sent to the Planning Inspectorate in regards to the building 7 Coptic St.  
APP/X5210/A14/2219278

I have been involved in this case since September 2012 by alerting Camdens Planning Dept to the works being carried out on the roof opposite with no planning consent. I was fully involved in the original inspectorate hearing in Nov 2013 giving evidence with fellow residents Helen McMurray (SBTA) & Chris Jackson.

I never received any notification letter that was claimed sent by Camdens planning department concerning the new application in February. Neither was anything posted publically outside the building of 7 Coptic St.

I do not support this re-presented application in any form as it was originally rejected in December 2013. This has been extremely stressful dealing with this case and disappointing to have had this happen with no upheld enforcement by Camden Planning.

Yours sincerely

Cathy Ward

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Ms Ward

The Planning Inspectorate  
Room 3/19 Eagle, Temple Quay House  
2 The Square, Temple Quay  
Bristol BS1 6PN

**APP/ X5210/A 14/2219278**

29<sup>th</sup> June 2014

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Yours Sincerley

Ms C Ward





417

To: C. Ries, 3/05A

Edwards, Lynn

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**From:** Helen McMurray  
**Sent:** 04 July 2014 01:30  
**To:** POSTAL APPEALS  
**Subject:** No.7 Coptic St Appeal APP/X5210/A14/2219278 - objection  
**Attachments:** 7 coptic st - 2nd appeal - SB TRA objection.docx

Dear Sir/Madam,

Please find attached our objection to this new Appeal. I would be grateful if you could acknowledge receipt.

Thank you,

kind regards,

Helen Mc Murray  
Secretary, South Bloomsbury Residents' Assoc.

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The Planning Inspectorate

Room 3/19 Eagle, Temple Quay House

2 The Square, Temple Quay

Bristol BS1 6PN

3rd July, 2014

Dear Sir/Madam,

**No.7 Coptic St London WC1A 1NH - APP/ X5210/ A14/ 2219278**

I am writing as secretary of the South Bloomsbury Tenants' & Residents' Association to formally object to a new Appeal against the Enforcement Notice that has been lodged by the owner of this property.

The Planning Inspectorate clearly set out the reasons for rejecting the appellant's previous Appeal last December, based on a careful weighing up of planning policies and guidance. This new Appeal case does not offer any substantive changes that would mitigate our original concerns about the damage that has been done to the roof structure of an historic building sharing design features with neighbouring properties Nos. 7-10 Coptic St - a terrace which is specifically highlighted in the Bloomsbury Conservation Area Appraisal. Indeed, similar 'concessions' by the appellant were rejected by the Planning Inspectorate (ground (f) seeking a lesser requirement) as part of its Appeal decision.

In our opinion, the new Appeal case does not seek to rectify the key grounds for its previous dismissal by the Planning Inspectorate, which concluded, "there has been a material change to the external appearance of the building," therefore also resulting in "harm to the appearance of the Conservation Area."

Our association firmly supports the original decision by Camden Council to issue an Enforcement Notice and would request that a public Hearing is conducted, on account of the high level of local interest in this case and the final outcome.

Additionally, we are concerned about the increase in noise level from the air-conditioning units as experienced by a resident living close to No.7 and would request that a more in-depth acoustic survey is carried out by the appellant.

Yours faithfully,

Helen Mc Murray

Secretary, South Bloomsbury Tenants' and Residents' Association

**I , Christopher**

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**From:** louise gillic  
**Sent:** 04 June 2014 09:36  
**To:** Team P11  
**Cc:** Chris Jackson  
**Subject:** 2219278 APPEAL RE 7COPTIC STREET, LONDON WC1A 1NH

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I write as the Resident of 25 Stedham Chambers, Coptic Street, WC1A 1NJ and as Secretary of the Stedham Chambers TRA representing 30 Residents of Stedham Chambers North and Stedham Chambers South, Coptic Street. We request that this application is heard by the Public Hearing procedure.

Louise Gillic  
Secretary Stedham Chambers TRA

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**[redacted], Christopher**

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**From:** Cathy Ward  
**Sent:** 04 June 2014 04:13  
**To:** Team P11  
**Subject:** SUBJECT 2219278 / 7 Coptic st WC1A 1NH

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

SUBJECT 2219278 - Appeal re 7 Coptic Street, London WC1A 1NH

I request that this application is heard by the Public Hearing procedure.  
I was in at the enforcement hearing last year and would like to see this case heard publically  
Best

Ms Ward

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Edwards, Lynn

To: C. Ries 3/OSA.

**From:** Chris Jackson  
**Sent:** 02 July 2014 09:25  
**To:** POSTAL APPEALS  
**Cc:**

**Subject:** Re: 7 Coptic St: Appeal Objection APP/X5210/A14/2219278

Sirs,

I am writing to register my objection to this appeal. Following much previous correspondence, I now summarise my requests to you:

1. Please conduct this appeal through the public hearing process. This application has generated much local interest, and many parties, including the LPA have requested a public hearing. I have written to you on May 31 explaining why a public hearing is necessary.

2. Please reject the application. It is nearly identical to a proposal made during a previous appeal (APP/X5210/C/13/2198147), which was rejected on all grounds, including ground (f) seeking a lesser requirement. I quote below paragraph 18 of the decision:

"Turning to whether some modification might allow permission to be granted, the Appellant suggested lesser requirements for the notice under ground (f) which I shall consider here as potential amendments to the present scheme. As clarified at the site inspection it was proposed that instead of complete reinstatement of the butterfly roof it would be sufficient to reform the original roof profile to the rear of the building for some 1.2m, thus reducing the flat roofed area but retaining a flat area centred on the present roof light that would provide access to the two air conditioning units for maintenance, but without the need for a decking surface. The glazed balustrades to the front and rear would be removed, but a centrally located section of balustrade around the roof light would be retained for the safety of persons using it to access the roof and service the units. This modified proposal would, however, leave the central part of the roof in its present form, while views towards it would still include the retained inner balustrading. I have concluded that it does not significantly improve upon the planning merits of the deemed planning application. I shall therefore not treat the ground (f) suggestion as a minor modification to the deemed planning application and grant it planning permission. Having reached this conclusion there is no point in considering separately the merits of the present air conditioning units, having regard to the evidence that they could not be retained in their existing position if the butterfly roof were reinstated."

3. Please request a more conclusive acoustic survey from the appellant. I have written to you on June 8, outlining the deficiencies of the existing survey.

4. Please invite neighbours and I to any site visit. We shall arrange between us a good place from which the inspector can view the terrace.

Kind regards,  
Chris Jackson

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**Ries, Christopher**

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**From:** Chris Jackson  
**Sent:** 08 June 2014 19:48  
**To:**  
**Cc:**  
**Subject:** Re: 2219278 - Appeal re 7 Coptic Street, London WC1A 1NH

Dear Sirs,

I write as promised with details of my objection to the appellant's acoustic survey dated 8 July 2013, and compiled by Peter Moore Acoustics Limited of Gravesend.

The site in question is situated in South Bloomsbury, a complex urban area. It is just 300m from the British Museum, visited by 6.7m people in 2013, and 50 meters from the confluence of New Oxford Street and Shaftesbury Avenue. Despite frenetic activity nearby, high quality design has secured an excellent quality of life for local residents. Indeed, residents of one adjacent block, Stedham Chambers, have won local gardening awards twice in recent years, beating residents of green suburbs such as Highgate and Hampstead.

In this highly unique area, special care must be taken with many types of planning analysis. An established practitioner's normal methods may not be sufficiently accurate, and it is likely that their own experience is not relevant to the highly unusual situation of South Bloomsbury. In this case, the practitioner was forced to fall back on "rule of thumb" adjustments and judgements, which must be questioned in such circumstances.

Those of us living in the area have heard air conditioning units running. Since planning permission has not been recently granted to any other nearby property, we must proceed on the basis that these units could be the source of the noise. We were therefore prompted to examine the acoustic survey evidence. It is our view that neither the noise generated by the air conditioning units, nor background noise levels have been accurately established.

Please find below our reasoning, which we intend to advance as part of our case for this development to again be denied planning permission.

Again, I ask that the public hearing procedure is applied so that we can review this complex evidence in an appropriate forum.

Kind regards,  
Chris

Paragraph 9.2 of the assessment states that the units have not been accurately measured:

"It was not possible to reliably measure the noise at 1 metre from the units because at that distance it was mainly the traffic noise from the nearby roads that could be heard, rather than the noise from the unit itself. Going closer to the unit, at a distance of 0.5 metres, its noise became more dominant."

In other words, even at 0.5m from the units it was still impossible to measure them accurately. The engineer then makes a series of "rule of thumb" adjustments to obtain an assumed noise figure, which conveniently suggest a similar figure to the manufacturer specification. The adjustments are not backed up through explanation or citation of any kind, so the engineer is effectively just assuming that the manufacturer figures are accurate for these specific units after installation and a period of operation.

Note that background noise will be particularly high from the development, but existing nearby residential locations benefit from designs that provide various shields from such noise.

Paragraph 9.6 of the report document states:

"It was not possible to establish background noise levels at these nearby residential locations by direct measurement, due to lack of access. Instead, background noise was measured on the roof of 7 Coptic Street"

Note that such access was never requested. Furthermore, paragraph 9.7 acknowledges that this is not an accurate measurement for many potentially affected residents:

"The Stedham Chambers apartments appear to be more shielded from street noise than the measurement position, so there the background noise is likely to be lower than the measured values. There are 15 apartments in the relevant south section of Stedham Chambers alone."

The engineer again relies a "rule of thumb" judgement, stating in paragraph 9.12:

"Account needs to be taken of the likelihood that the background noise at Stedham Chambers is lower than the value measured on the roof of 7 Coptic Street, but it is unlikely to be as low as the 34 dB LA90 value."

Stedham Chambers consists of 5 stories of apartments, around 100 meters away from the main road. Many are further shielded from the road by numbers 1 and 3 Stedham Place. Because these buildings are much lower than the unauthorised rooftop development at 7 Coptic Street, they provide excellent screening from the road, but not from the new air conditioning. Having made no attempt to access Stedham Chambers, we must assume that the engineer was not fully aware of these facts.

On 3 June 2014 20:14, Chris Jackson <[chrisaj@gmail.com](mailto:chrisaj@gmail.com)> wrote:

Hi Philip,

That may be so, but the fact remains that we are now excluded from making representations in person, through no fault of our own, and despite specific requests to be able to do so.

Given the very unusual nature of this case, I feel this is unreasonable, and certainly significantly reduces the fairness of the tribunal.

Expect to receive further representations on this shortly.

Chris

On 3 June 2014 08:06, James, Philip <[Philip.James@pins.gsi.gov.uk](mailto:Philip.James@pins.gsi.gov.uk)> wrote:

Mr Jackson

It is our view that the written representations procedure fully complies with European law as interested parties are able to have their views taken into consideration as part of this process by submitting them in writing. As previously promised, we will review the procedure when more information is available. If at any time we conclude that a hearing would be the most suitable way to proceed, we will not hesitate to change the procedure. Until and unless we conclude otherwise, the appeal will continue by way of the written procedure.

Philip James

Planning Inspectorate



**From:** Chris Jackson  
**Sent:** 31 May 2014 19:15  
**To:** Team P11  
**Cc:**  
**Subject:** APP/X5210/A/14/2219278

Sir,

I wish to make three comments on this appeal:

A. Validity of appeal

This appeal is invalid, and should now be rejected by you without delay.

The appeal relates to an application for retrospective planning. The same scheme was subject to an enforcement order, which was appealed to PINS (APP/X5210/C/13/2198147). After a public hearing and site visit made on 5 November 2013, the inspector decided on 17 December 2013 to reject the appeal on all grounds.

As a result, the development should be fully removed by June 17 2014.

The inspector specifically rejected the appeal on ground (f) seeking a lesser requirement. I quote below paragraph 18 of the decision:

"Turning to whether some modification might allow permission to be granted, the Appellant suggested lesser requirements for the notice under ground (f) which I shall consider here as potential amendments to the present scheme. As clarified at the site inspection it was proposed that instead of complete reinstatement of the butterfly roof it would be sufficient to reform the original roof profile to the rear of the building for some 1.2m, thus reducing the flat roofed area but retaining a flat area centred on the present roof light that would provide access to the two air conditioning units for maintenance, but without the need for a decking surface. The glazed balustrades to the front and rear would be removed, but a centrally located section of balustrade around the roof light would be retained for the safety of persons using it to access the ~~flat~~ roof and service the units. This modified proposal would, however, leave the central part of the roof in its present form, while views towards it would still include the retained inner balustrading. I have concluded that it does not significantly improve upon the planning merits of the deemed planning application. I shall therefore not treat the ground (f) suggestion as a minor modification to the deemed planning application and grant it planning permission. Having reached this conclusion there is no point in considering separately the merits of the present air conditioning units, having regard to the evidence that they could not be retained in their existing position if the butterfly roof were reinstated."

You will note that this rejected proposal is substantially similar to the new application. As an interested party, I acknowledge the negligence of the local authority in not promptly determining the retrospective application. However, this is not sufficient justification for PINS to re-examine the case.

Developers wishing to contest a PINS decision must appeal to the High Court. Validating this appeal would contravene this point of primary legislation, and as such is not possible, regardless of local authority conduct.

B. Procedure should be a public hearing

This application was accepted on May 30, and as such the correct procedure will be determined over the next week.



I maintain that this appeal should not be accepted, but if it is accepted I submit that it should be determined at a public hearing. While a full enquiry is unnecessary, the written representation procedure is insufficient for the following reasons:

- the application has generated substantial local interest
  - objecting groups include:
    - ward councillors
    - Bloomsbury Conservation Area Advisory Committee
    - South Bloomsbury Resident's Association
  - an application for a roof development at an adjacent site (6 Coptic Street) attracted objections from over 30 addresses, and was unanimously rejected by Camden Council Development Control Committee
- it was necessary to employ a public hearing procedure to address the complexity of the previous enforcement appeal, so it will certainly be necessary for this subsequent appeal. Specifically, if this appeal does go ahead we will, as before, contest that:
  - PINS previous decision leaves no room for this application
  - Burroughs Day v Bristol City Council is not a relevant precedent in this case
  - The appellant's acoustic survey evidence is flawed, due to an inappropriate methodology for a dense urban area
- additionally, if accepted, it will be necessary to address complex procedural matters regarding the validity of PINS re-examining a development that an inspector has previously refused planning permission
- a site visit will be necessary, and this will not be possible without access to sites controlled by the appellant and interested parties, hence much of the overhead of a public hearing will already be necessary

C. I wish to register as a Rule 6 participant

I have already agreed this with numerous local groups, as described above. Please let me know what else you need to complete this registration.

Finally, please inform me of any and all stages, decisions and developments in this appeal.

Yours faithfully,

Chris Jackson

\*\*\*\*\*

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**5, Christopher**

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**From:** Chris Jackson  
**Sent:** 02 June 2014 18:23  
**To:** Team P11  
**Subject:** Re: 2219278 - Appeal re 7 Coptic Street, London WC1A 1NH

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Chris,

I would like to attend the site visit. I will also be communicating this to other interested parties, and would expect similar requests from another 5-10 parties in the absence of the expected public hearing.

We will suggest from amongst us the most appropriate place from which this 2nd inspector can view the unauthorised development.

Thanks,  
Chris

On 2 June 2014 18:10, Team P11 <[TeamP11@pins.gsi.gov.uk](mailto:TeamP11@pins.gsi.gov.uk)> wrote:



**From:** Chris Jackson  
**Sent:** 31 May 2014 19:15  
**To:** Team P11  
**Cc:**  
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Chris Jackson