



Flat 3

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London Borough of Camden
Planning Department
Town Hall
Argyle Street
London WC1H 8ND

Attention Gideon Whittingham

4 April 2014

Dear Sirs

**Planning and development applications: 9-13 Grape Street
London WC2 (the *Building*), Ref 2013/7894/P**

I refer to my letters of 1 January, 1 March and 10 March concerning the above application.

I enclose a copy of an email received today from a representative of the applicant.

This is disturbing for a number of reasons:

- It suggests that a substantially amended development plan has been proposed, about which affected residents currently have no information;
- It also suggests that the plans previously submitted, which were for a completely residential scheme, were in some ways not “formally” submitted and that something different (involving a mixed use scheme) has now been “formally” submitted; so far as I can tell, the plans and proposals contained on your website (ref 2013/7894/P, for a wholly residential development), which I reviewed and commented on in my letter of 1 January, are the only formal submissions available for public review, consultation and comment;
- It also suggests that details of the updated application are on the website, which appears not to be the case;
- Nor has there been any change in the notice put up belatedly in Grape Street, which continues to refer to 2013/7894/P;
- It also suggests that the revised application is going to be heard during the course of this month, allowing no time for any proper consultation on what appear to be major changes. Given the dilatory process since original submission in December 2013 (including the failure at the outset adequately to notify), this sudden haste seems strange. You will note that the developer, in his email, does not offer to provide copies of the modified application and plans.

I have on several occasions requested to be kept informed of significant revisions to the proposals. See, for example, the final paragraph of my letter of 1 January and the final paragraph of my letter of 10 March.

Peter Bloxham

From: Oliver Wolfryd <Oliver@projectmet.com>
Sent: 04 April 2014 11:42
To: pbloxham@saqnet.co.uk
Subject: FW: 9-13 GRAPE STREET

Dear Mr Bloxham

9-13 Grape Street refurbishment application

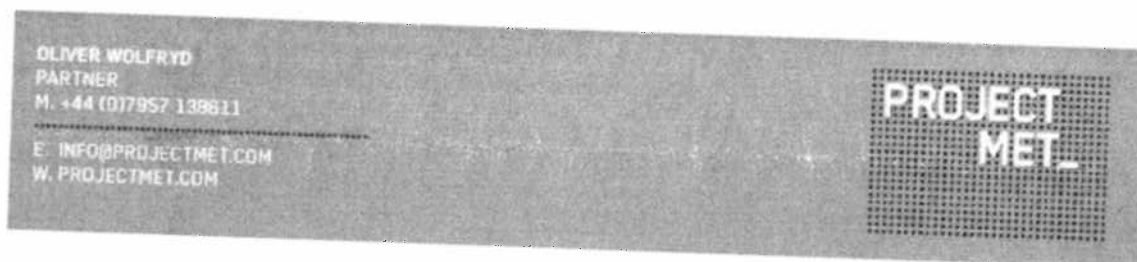
By way of an update, following the public consultation, we have now formally submitted our plan to deliver a high quality residential building on Grape Street.

As a result of the feedback from residents and officers, we have changed our plans for the property so that it is a mixture of both office and residential use. Plans are available on LB Camden's planning portal.

With determination due in April, if you would like to meet with to discuss our changes to the application as part of our ongoing endeavour to involve the local community in this exciting project, I would be happy to do so.

Yours sincerely,

Oliver Wolfryd



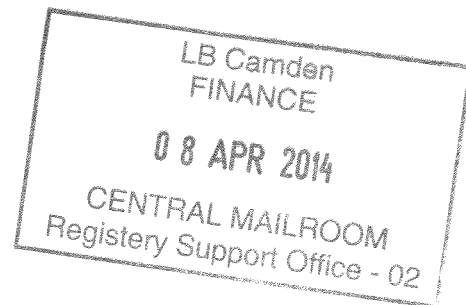
No virus found in this message.

Checked by AVG - www.avg.com

Version: 2014.0.4355 / Virus Database: 3722/7297 - Release Date: 04/04/14

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Attention Gideon Whittingham

7 April 2014

Dear Sirs

Change of use, planning and development applications: 9-13
Grape Street London WC2 (the *Building*), Ref 2013/7894/P

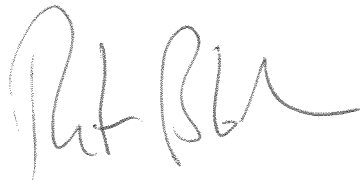
This is to follow up on my letter of 4 April.

In case it is of assistance, I enclose a copy of an email I have sent the developer's representative with some preliminary comments and questions following his email to me.

I look forward to being in a position to make substantive representations on the new application.

Once again, if there is to be a hearing to consider the new application, please advise me of the date and time, so that I can attend.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Peter Bloxham', written in a cursive style.

Peter Bloxham.

Peter Bloxham

From: Peter Bloxham <pbloxham@saqnet.co.uk>
Sent: 06 April 2014 12:25
To: 'Oliver Wolfryd'
Subject: 9-13 Grape Street: change of use and redevelopment proposals

Dear Mr Wolfryd,

Your email of 4 April came as a surprise, for a number of reasons.

I note you are now proposing a different development and change of use application, moving from 100% residential to a mix of offices and residential.

Clearly in the absence of more information I am unable to form a view about this new proposal. I note you have not provided a copy of, or a link to, the new proposal. Your website does not seem to contain any information about your change of mind.

I set out below some initial views:

So far as I am aware, the December 2013 application ref 2013/7894/P (the **Original Application**), the only current one to be found on the Camden website in relation to the premises, was a "formal" application and I submitted representations to Camden on it. It was of course a dual application: for change of use and for redevelopment and extension permissions.

Your email implies the Original Application was in some way not formal but that the new application you have now submitted is formal. I do not understand this.

You also claim that the new application is to be found on Camden's planning portal, but I certainly have not been able to find anything other than the Original Application. So I am totally in the dark as to what you are now proposing, apart from your brief email.

With regard to the "office" component, I would just make one preliminary remark, which is inspired by residents' experience of the "Ice Tank" business at 5-7 Grape Street. Whilst there may be no objection to conventional offices in your redeveloped property, any premises which carry out activities similar to those of Ice Tank (party hosting and event hire) would be totally unacceptable.

Some of my principal objections to the Original Application related to the description of the construction programme, which you admitted to me when we met last year would be intrusive and last a considerable period. I found the material submitted as part of the Original Application, which was both redacted and in part incomprehensible, wholly inadequate. I hope that the same will not apply to your new construction programme, although the same practical problems are likely to arise. I take the view that, until there is adequate transparency as to this important aspect, no redevelopment consent should be contemplated. I note in passing that your email is headed "refurbishment application". Refurbishment would of course be a wholly misleading characterisation of what the Original Application contemplated. Perhaps this means that the new application is radically different from, and simpler than, the Original Application, in which case I look forward to receiving details of the formal consultation process.

I was also confused by the references in the Original Application to party wall issues, which seemed to contradict what you told me when we met in 2013.

Given that nothing has apparently happened since the December lodging of the Original Application, it is not clear to me why this new application has to be considered in haste. I take the view that to do so would involve Camden breaching its statutory duties of consultation.

As you will appreciate, I reserve the right to make further submissions and representations on your new proposal as and when the information is available.

I would of course be happy to meet if that would be useful. I am away from 8 to 15 April.

Regards

Peter Bloxham

Peter Bloxham
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