

NAME: SARAH-JANE MCGEE

ADDRESS: UNIT D & C3, 1st Floor, Linton House, 39-51 Highgate Road, London, NW5 1RT

EMAIL: sarah-jane.mcgee@niallmclaughlin.com

TEL NO: [REDACTED]

PLANNING APPLICATION NOS: 2014/4387/P, 2014/4533/P

The comments below apply to the following two applications.

2014/4387/P - 'Like for Like' Window Replacements.

2014/4533/P – Replacement of Windows.

In my view the proposals do not constitute like for like replacement and are therefore not permitted development. Similarly it is my view they are not suitable for a grant of planning permission. The reasons for this are:

1. Frame Sizes. The frame sizes have been substantially enlarged. In the central mullion the dimension is over 3 times as big as the existing condition. This is detrimental to the external appearance of the building. It is also not in keeping with the industrial characteristic of the street, stretching from Linton house to Highgate studios. The new frames will eliminate the sense of history of the building which harks back to an industrial heritage along the train line. On this basis it is not possible for Camden to grant permission for replacement windows either on a like for like basis.
2. The application does not faithfully represent the existing configuration of window openings. The existing window arrangement has two opening vent configurations, not only the one configuration as detailed in the application. Therefore the application is lacking in information on the existing building and cannot form the basis of any comparison with the proposed window configuration. Additional information is required for Camden to make an assessment.
3. Organisation of opening vents varies substantially from the existing; thereby damaging the external appearance of the building. The proposals are not like for like in terms of replacing the existing window configuration. The existing window has a centrally located 4-pane opening vent. This rotates into a horizontal position when open, allowing hot air to escape on top and cool air to come in at the bottom. The second window configuration in the existing building has a side-hung vent in the lower right section of the window, allowing cool air in at a low level. These two circumstances create a pleasing appearance on the street and add rhythm and interest to the elevation, as well as being a clever and effective ventilation strategy.
In comparison, the proposed replacement eliminates this variation and proposes only one ventilation solution to be used throughout.

The proposed opening vent location eliminates the centrally hung vent as well as the intelligent ventilation strategy. The proposed option therefore does not faithfully replicate the existing configuration, eliminates the variation on the street elevation and is not like for like, so should not be considered permitted development nor suitable for planning permission.

4. Un-environmentally friendly. The current windows are in good condition, are not deteriorating and have not expended their lifetime of use. It is therefore un-environmentally sustainable proposal to rip them out and replace with products that have a high level of embodied energy. It is not in line with national or local planning policy to permit unenvironmentally sustainable development.
5. Not necessary in context of use. The current use of the building as office space means it is only in use in the daytime, thus it does not have requirements for a very highly insulated envelope. The single glazed windows are perfect in that they allow natural solar gains in the daytime which heat the space, and release hot air at night time. This creates a low heating load and saves energy. Double glazed windows, although thermally better performing, are an unnecessary replacement in an office building which I am sure none of the existing tenants have either requested or would be happy with if installed. Permission for such development should not be granted in the context of current use.

Details Page for Planning Application - 2014/4387/P

Site AddressLinton House 39-51 Highgate Road London NW5 1RT

Application Progress Summary

- **Application Registered**24-07-2014
 - **Comments Until**22-07-2014
 - **Date of Committee Decision**
 - **Appeal Lodged**
 - **Appeal Decision**
-

Application Details

- **Application Number**2014/4387/P
 - **Site Address**Linton House 39-51 Highgate Road London NW5 1RT
 - **Application Type**Certificate of Lawfulness (Proposed)
 - **Development Type**Certificate of Lawfulness
 - **Proposal**Replacement of all external windows 'like for like'
 - **Current Status**REGISTERED
 - **Applicant**
 - **Agent**Savills
 - **Wards**Kentish Town
 - **Location Co ordinates**Easting 528813 Northing 185463
 - **OS Mapsheet**
 - **Appeal Submitted?**No
 - **Appeal Decision**
 - **Case Officer / Tel**Tessa Craig 4546
 - **Division**Advice and Consultation Team
 - **Planning Officer**Tessa Craig
 - **Determination Level**
 - **Existing Land Use**C3 Dwelling House
 - **Proposed Land Use**C3 Dwelling House
-

Dear Tessa,

Firstly, we do not understand why this application has been made. It is our understanding that this application is irrelevant and is not necessary. We believe it is a waste of time and that it should not have been made in its current form.

Secondly, there are a number of tenants in the building, who are being advised by the landlord that they have to leave the building despite the fact that a great many of the tenants have a number of years still on their leases. The landlord has stated his clear intention to get all the tenants out of the building. The landlord has also we understand threatened to disrupt the peaceful enjoyment of the building via this and other changes he is proposing.

Thirdly, we do not consider the landlord will make changes 'like for like' as the proposed use of the building is also changing.

The replacement of windows is one step in the proposed changes the landlord is trying to do, but at a huge cost to the local businesses that operate here including many client facing, creative companies.

We believe this planning application is flawed and unnecessary and is simply part of the landlord's efforts to remove all the tenants from the building, at speed. Our concern is that this is part of a larger campaign of intimidation.

Regards,

Maggie Railton
Practice Manager for Andrew Mulroy Architects Ltd

Please note that I am not in the office on Fridays. If you have an urgent matter on those days please ring 020 7284 2712 and a member of the team will assist you.

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RIBA Chartered Practice - 20002175

Company 06601900 Registered in England at

C1a 2nd Floor, Linton House, 39-51 Highgate Road, London NW5 1RT



Dear Tessa,

I've been recommended your email as the appropriate point of contact to stress my deep concerns about the replacement of windows in Linton House.

And these are amplified around the following primary points:

- noise pollution
- traffic throughout and around the premise
- the potential for flooding and resultant damage
- fire risk
- disruption of access

Kind regards,

Scott.

Scott Licznanski
Architectural Assistant

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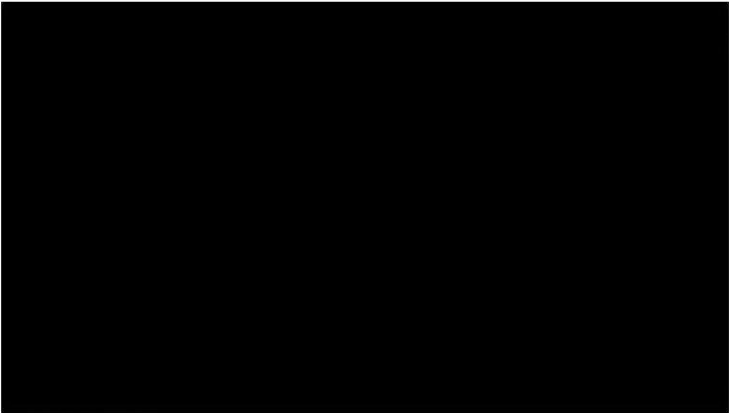
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13 August 2014

Planning Application 2014/4387/P for 'LIKE FOR LIKE' WINDOW REPLACEMENTS Planning Application - 2014/4533/P for REPLACEMENT OF WINDOWS

Dear Sirs

There have been a flurry of applications for changes to Linton House all seemingly part of an approach by the landlord to ensure that he can make alterations to the building, to the detriment of Camden and the small creative and other businesses in this northern part of Kentish Town.

2014/4387/P for 'LIKE FOR LIKE' WINDOW REPLACEMENTS This one is recorded incorrectly - probably due to the haste with which they are being placed into the system. It suggests that the final date for comment is before the date at which it was lodged. May be this should be corrected on your website.

It is also incorrect in suggesting that that the existing windows are already double glazed. This is presumably an applicant error and also occurs on Planning Application - 2014/4533/P for REPLACEMENT OF WINDOWS

Therefore in the case of replacing like for like (2014/4387/P) this is factually incorrect as an application and should not be allowed to stand as a valid application, since the change to double glazing will alter the appearance. Were it genuinely like for like permission would not be required, but that would not serve the purpose of achieving high value residential units in the building.

These applications both appear to be part of the effort by the landlord to ensure he has permission to carry out works that will enable him to change the offices in this building, currently all occupied, into residential units with more suitable windows than those currently in place. The permitted development right he has already received by Prior Approval to make the change to flats, depends on leaving the exterior of the building unaltered. So he is rather cynically seeking permission to make changes to the exterior despite the fact that his permitted development right assumes none will be made.

In addition since the landlord has been intimidating business occupants, of which I am one, with threats to create legitimated disturbance to us while we exercise our right to stay during the term of our lease, this appears to be an additional tool to make our lives difficult. It is an activity he seeks Camden's permission and connivance to undertake in our units, whether we leave or not.

I urge you to refuse both the applications on the grounds of

- 1 inaccuracy of the drawings, which disguise the the fact that changes will be made when the application suggests they will not
- 2 the fact that they seek Camden Council's agreement to a process that will disrupt the business activities of all the small businesses that have offices here and are important to Camden in keeping a suitable balance of employment, commercial and service, and residential activities in this important hub.

Dear Sir/Madam

I write to object to application number 2014/4387/P for a certificate of lawfulness.

I am a Camden resident of 21 years standing, and have worked in Linton House since 1999 where my architectural consultancy, AMA Alexi Marmot Associates Ltd is based on the third floor.

The grounds of my objections are:

1. The window replacements are not like for like. The current windows have been drawn incorrectly on the section accompanying the application (CE.9200/sk1 dated 21 July 2014). They are in fact single glazed not double glazed as shown through intentional or unintentional error. A further change is that the current windows have a small opening section of a hopper window while the proposed windows have two large casement openings.
2. As a consequence of the significant changes noted above, the size of the proposed mullions and frames will cause a noticeable deterioration to the appearance of this attractive former factory/warehouse building with a tripling of the width of side mullions from 35mm to 101mm, rising to more than a quadrupling to 157mm for the width of the middle mullions including frames.
3. Despite my company and others in the building holding long leases, the landlord has suggested that works to alter the windows will be made around us imminently, causing noise and disturbance, and reducing light due to scaffolding and netting. Not only will the disturbance of these works cause problems for the continued operation of my company, but additionally they are being used as a threat to urge us and other tenants to surrender our leases so the building can be converted into residences.

Yours faithfully

Alexi Marmot

Director AMA Alexi Marmot Associates
Linton House 39 Highgate Road LONDON NWS 1RS UK
T: +44 (0)20 7284 5888
M: +44 (0)7770 878 190
E: alexi@aleximarmot.com
W: www.aleximarmot.com

Comments to Planning Application

Name: Robert Dye

Address: Unit A2 Linton House, 39-51 Highgate Road, NW5 1RT London

Email address: robert@robertdye.com

Telephone number: 020 7267 9388

Planning Application number: 2014/4387/P; 2014/4533

Planning Application address: Linton House, 39-51 Highgate Road, London NW5 1RT

I wish to object to the above applications on the following grounds:

The applications regarding the window raise two issues. First of all do 'like for like' repairs not constitute development and therefore an application simply can't be made. Secondly, the proposed repairs not 'like for like'. The proposal seeks to replace the currently single glazed, top hung windows with double glazed casement windows. This will make the window profiles undoubtedly much chunkier and will therefore interfere with the building's warehouse character.

I believe the issues raised are legitimate grounds for refusal.

Dear Ms Craig,

My name is Rebecca and I am the office manager at Cousins & Cousins Architects, an architecture practice based in Linton House.

I am emailing to express my opposition to Planning Application 2014/4387/P for 'LIKE FOR LIKE' WINDOW REPLACEMENTS at Linton House, 39 – 51 Highgate Rd, NW5 1RT.

We are unclear as to why planning permission is actually required for the like for like replacement of windows unless the landlord Jack Linton has plans to change the existing windows.

As you are aware, the landlord would like to evict us and several other businesses from Linton House as he wants to develop the office space as residential units under the permitted development law. We have a long lease but Jack Linton has threatened that it would be difficult for us to stay here whilst works are going on. Noise and windows being blocked of light whilst works are being carried out have been given as two examples.

Cousins & Cousins are concerned that this planning application is a form of intimidation by the landlord, even though our lease states that we have the right to a 'quiet enjoyment' of the building.

Thank you for your consideration of this objection and if you have any further questions or would like to get in touch, please don't hesitate to contact me at the details below. I look forward to hearing the outcome of this application.

Kind regards,

Rebecca

Rebecca Taylor
Practice Manager



Cousins & Cousins Architects
39-51 Highgate Road,
London, NW5 1RT

T: +44 (0)207 482 4009



Dear Tessa,

An additional objection/ comment in relation to Planning Application 2014/4387/P 'Like for Like' window replacements.

The application states the use of the building as 'C3 Dwelling House'. This is incorrect, it is as office building.

Kind regards,

Liz Betterton
Architect

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W: www.davidkohn.co.uk

Good morning Tessa,

Further to the below, I noticed that on the application the existing use was 'C3 Dwelling House' which is incorrect (it's B1). Is this significant?

Many thanks,

Jon

Begin forwarded message:

From: Jon Foley <admin@davidkohn.co.uk>

Subject: Planning Application 2014/4387/P for 'LIKE FOR LIKE' WINDOW REPLACEMENTS - comment

Date: 12 August 2014 17:30:50 BST

To: Tessa Craig <tessa.craig@camden.gov.uk>

Hello Tessa,

Further to our phone conversation, I would like to submit the following comment regarding Application 2014/4387/P - LIKE FOR LIKE WINDOW REPLACEMENTS.

I am one of the hundreds of people employed by businesses renting space in Linton House. I understand that at this moment tenants with long leases are being intimidated to leave by the landlord and one threat the landlord has made is to use changing the windows as a way of disrupting tenants' peaceful enjoyment of their units. It is a concern that this unnecessary planning application is being used as part of the landlord's campaign of intimidation, abusing the system that helps keeps Camden fair for all.

Many thanks for your help in this matter.

Kind regards,

Jon

—

Jon Foley
Office Administrator

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Dear Tessa

Further to my earlier comments (below), I note that there appears to be in error on the form anyway where the form refers to the existing use as residential, which it clearly is not. It is currently an office building, and this has not changed as far as I know.

Kind regards

Maggie

Maggie Railton <maggierailton@mulroy.info> , 12/8/2014 10:47 PM:

Details Page for Planning Application - 2014/4387/P

Site AddressLinton House 39-51 Highgate Road London NW5 1RT

Application Progress Summary

- **Application Registered**24-07-2014
 - **Comments Until**22-07-2014
 - **Date of Committee**
 - **Decision**
 - **Appeal Lodged**
 - **Appeal Decision**
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Application Details

- **Application Number**2014/4387/P
 - **Site Address**Linton House 39-51 Highgate Road London NW5 1RT
 - **Application Type**Certificate of Lawfulness (Proposed)
 - **Development Type**Certificate of Lawfulness
-

- **Proposal**Replacement of all external windows 'like for like'
- **Current Status**REGISTERED
- **Applicant**
- **Agent**Savills
- **Wards**Kentish Town
- **Location Co ordinates**Easting 528813 Northing 185463
- **OS Mapsheet**
- **Appeal Submitted?**No
- **Appeal Decision**
- **Case Officer / Tel**Tessa Craig 4546
- **Division**Advice and Consultation Team
- **Planning Officer**Tessa Craig
- **Determination Level**
- **Existing Land Use**C3 Dwelling House
- **Proposed Land Use**C3 Dwelling House

Dear Tessa,

Firstly, we do not understand why this application has been made. It is our understanding that this application is irrelevant and is not necessary. We believe it is a waste of time and that it should not have been made in its current form.

Secondly, there are a number of tenants in the building, who are being advised by the landlord that they have to leave the building despite the fact that a great many of the tenants have a number of years still on their leases. The landlord has stated his clear intention to get all the tenants out of the building. The landlord has also we understand threatened to disrupt the peaceful enjoyment of the building via this and other changes he is proposing.

Thirdly, we do not consider the landlord will make changes 'like for like' as the proposed use of the building is also changing.

The replacement of windows is one step in the proposed changes the landlord is trying to do, but at a huge cost to the local businesses that operate here including many client facing, creative companies.

We believe this planning application is flawed and unnecessary and is simply part of the landlord's efforts to remove all the tenants from the building, at speed. Our concern is that this is part of a larger campaign of intimidation.

Regards,

Maggie Railton
Practice Manager for Andrew Mulroy Architects Ltd

Please note that I am not in the office on Fridays. If you have an urgent matter on those days please ring 020 7284 2712 and a member of the team will assist you.

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Company 06601900 Registered in England at

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Dear Tessa,

I am working in Linton House for David Kohn architects.

I write you to complete my previous email about the planning application 2014?4387/P for 'LIKE FOR LIKE' WINDOW REPLACEMENTS.

I would like to add that we all noticed that on the application details under " Existing Land Use" is C3 Dwelling House as the proposed use. This is clearly not a dwelling house, since there are currently only offices in the building. I state that this must be reviewed before the planning application is approved.

Kind Regards,
Sivia

Silvia Groaz

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Dear Tessa,

Further to my email pasted below, I now realise that the application in question states that the existing use of the building is 'C3 Dwelling House'. This is most certainly not the case.

Kind regards,

Scott.

...

I've been recommended your email as the appropriate point of contact to stress my deep concerns about the replacement of windows in Linton House.

And these are amplified around the following primary points
Kind:

- noise pollution
- traffic throughout and around the premise
- the potential for flooding and resultant damage
- fire risk
- disruption of access

...

Scott Licznarski
Architectural Assistant

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W: www.davidkohn.co.uk



Dear Tessa,

Further to my recent email (13/08/2014) on behalf of Robert Dye I would like to add that Planning Application 2014/4387/P wrongly states that the existing use of the building would be 'C3 Dwelling house'.

Kind regards,

Lieve Smout

for and on behalf of
Robert Dye Architects

Unit A2, Linton House
39-51 Highgate Road,
London NW5 1RS

t.020 7267 9388

f.020 7267 9345

On 13 Aug 2014, at 16:18, Lieve Smout <lieve@robertdye.com> wrote:

Dear Tessa,

Please find attached Robert Dye's objection regarding Planning Application 2014/4387/P as per Jon Foley's recommendation.

Kind regards,

Lieve Smout

for and on behalf of
Robert Dye Architects

Unit A2, Linton House
39-51 Highgate Road,
London NW5 1RS

t.020 7267 9388

f.020 7267 9345

<OBJECTION RDA windows.docx>



Hi Tessa

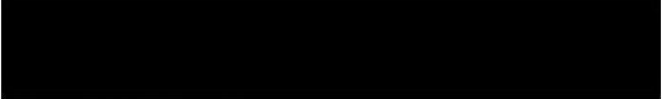
Just realised the application states the existing use of the building as C3 Dwelling which Linton House is B1

alvin quek

On Wednesday, 13 August 2014, 16:58, "planning@camden.gov.uk" <planning@camden.gov.uk> wrote:

To Whom it may concern;

We are concerned that this unnecessary planning application is being used as part of the landlord's ploy to intimidate the tenants and hopefully the tenant would surrender their lease. With this disruption the tenants cannot work quietly or cannot operate while this is happening and will simply lose their right of "quiet enjoyment". As the landlord said "you really will not want to be in Linton House once the works start with scaffolding when the windows are changed, noise and dust it will not be pleasant"



Comment Type is Objection

NAME: RUTH RYAN

ADDRESS: UNIT D & C3, 1st Floor, Linton House, 39-51 Highgate Road,
London, NW5 1RT

EMAIL: ruth.ryan@niallmclaughlin.com

TEL NO: [REDACTED]

PLANNING APPLICATION NOS: 2014/4387/P, 2014/4533/P, 2014/4618/P,
2014/46120/P, 2014/4616/P, 2014/4619/P

I 100% do not support these applications or any change of use status. As a tenant in Linton House, I am flabbergasted that a building which is not only totally occupied but ideally suited to the creative businesses it currently homes, is being allowed to change its use and displace these businesses. They provide vital employment within the area and there is no other suitable alternative accommodation for them to relocate to.

In particular my objections are:

2014/4387/P - 'Like for Like' Window Replacements. Is this planning permission actually required? I think not. This is just another way for the landlord to try and intimidate the tenants he is trying to make leave. They are protected by the landlord and tenants act yet he continues with veiled threats that he will make their lives unpleasant by changing the windows etc. I am therefore concerned and skeptical that this application is just another part of his tactics – in other words to make a point.

2014/4533/P – Replacement of Windows. I see no difference between this application and the one above. My comments are therefore the same.

2014/4618/P for 1st Floor. This is an increase from the original Permitted Development application for the first floor from 11 to 13 units. I am extremely concerned that even in the original application, not enough consideration or assessment was given to traffic, flood risk and contaminated land risk. This increase therefore just raises more cause for concern. Given that the original application cannot be amended only fresh applications, should these concerns not warrant reassessment of the original Prior Approval.

Flood risk is of particular concern especially in light of recent proposals for dams at Hampstead Heath Ponds.

I understand these points are legitimate grounds for refusal.

2014/46120/P – 2nd Floor. This is an increase from the original Permitted Development application for the second floor from 11 to 13 units. I am extremely concerned that even in the original application, not enough consideration or assessment was given to traffic, flood risk and contaminated land risk. This increase therefore just raises more cause for concern. Given that the original application cannot be amended only fresh applications, should these concerns not warrant reassessment of the original Prior Approval.

Flood risk is of particular concern especially in light of recent proposals for dams at Hampstead Heath Ponds.

I understand these points are legitimate grounds for refusal.

2014/4616/P – 3rd Floor. This is an increase from the original Permitted Development application for the third floor from 11 to 12 units. I am extremely concerned that even in the original application, not enough consideration or assessment was given to traffic, flood risk and contaminated land risk. This increase therefore just raises more cause for concern. Given that the original application cannot be amended only fresh applications, should these concerns not warrant reassessment of the original Prior Approval.

Flood risk is of particular concern especially in light of recent proposals for dams at Hampstead Heath Ponds.

I understand these points are legitimate grounds for refusal.

2014/4619/P 4th Floor. This is an increase from the original Permitted Development application to 12 units. I am extremely concerned that even in the original application, not enough consideration or assessment was given to traffic, flood risk and contaminated land risk. This increase therefore just raises more cause for concern. Given that the original application cannot be amended only fresh applications, should these concerns not warrant reassessment of the original Prior Approval.

Flood risk is of particular concern especially in light of recent proposals for dams at Hampstead Heath Ponds.

I understand these points are legitimate grounds for refusal.

All in all, this is a 14% increase since the previous PD application. How the applicant can also suggest that traffic will not increase is beyond me. There are already very few parking spaces. The increased number of units and the increase in visitors to those units will surely put more demand on already stretched parking situation.

