



From: chrisaj@gmail.com [redacted]
Sent: 23 July 2014 10:40
To: Markwell, Jonathan [redacted]
Cc: Mirona Iliescu; se [redacted]; Tony Tugnut
Subject: Re: St George Court (2014/2783/P)

Hi Jonathan,

Apologies, strictly I am only representing our company, Meta Broadcast Limited, the business occupying the upper floors of 34 Bloomsbury Way.

I expect you will receive separate objections from South Bloomsbury TRA and BCAAC, and hence any approval would not be under delegated powers. Representatives copied here.

Thanks,
Chris

On 23 July 2014 10:33, Markwell, Jonathan <Jonathan.Markwell@camden.gov.uk> wrote:

Dear Mr Jackson,

Further to your separate correspondence with my colleague John Sheehy this morning, I would be grateful if you could please reply to the question posed in my email below?

I look forward to hearing from you.

Yours sincerely,

Jonathan Markwell
Principal Planning Officer

Telephone: [0207 974 2453](tel:02079742453)

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From: Markwell, Jonathan
Sent: 21 July 2014 08:45
To: 'Chris Jackson'

Subject: RE: St George Court (2014/2783/P)

Dear Mr Jackson,

Thank you for your email. Could you please clarify whether this objection has been submitted by you on an individual basis (from 34 Bloomsbury Way) or on behalf of a local group? If from a local group, please specify which local group.

I look forward to hearing from you.

Yours sincerely,

Jonathan Markwell
Principal Planning Officer

Telephone: [0207 974 2453](tel:02079742453)

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From: Chris Jackson [mailto: [REDACTED]]
Sent: 19 July 2014 19:54
To: Markwell, Jonathan
Cc: s [REDACTED]
Subject: Re: St George Court (2014/2783/P)

Jonathan,

Please take this as my objection to the application, on the basis of:

1. Negative effect on the conservation area of the now prominent balustrades and acoustic screen.
2. Effect on daylight/sunlight of nearby occupiers

The previous application for expansion to 9th floor level was specifically approve on the basis of a recessed balustrade and a reduction in rooftop plant. The revised plans roll back on these commitments, causing damage to amenity and failing to preserve or enhance the conservation area.

Insufficient information has been by the developer. In particular:

1. Daylight/sunlight analysis has only been conducted for 34 Bloomsbury Way. Other premises on Bloomsbury Way are likely to be worse affected, since 34 Bloomsbury Way is closer to the south-facing section of Bury Place.

2. Likewise, only a limited set of views have been analysed. There is no analysis of long views from within the Conservation Area. They should provide analysis from several points on Museum Street and Bury Place, both noted in the Conservation Area strategy as providing important views towards the British Museum.

Finally, please note that work has already begun without planning permission, and this has been verified with photographic evidence collected by a Camden planning enforcement officer. This site has a track record of conducting works without permission.

Please keep me updated on decisions and meetings related to this application.

Thanks,

Chris



On 15 July 2014 16:13, Markwell, Jonathan <Jonathan.Markwell@camden.gov.uk> wrote:

Dear Mr Jackson,

Further to our correspondence below, I have today received a daylight and sunlight supporting document from the applicant. A views analysis has also been received in the last week. Both are available to view via the [website](#), but I also attach them here for your convenience.

You will now be unable to make comments via the website on this application. However, should you wish to make comments on the application, I suggest you

email them to planning@camden.gov.uk Please feel free to copy me in on any such emails. Please detail whether such comments are from you individually or as part of a response from a group (and specify a postal address). Please note this does communication does not form statutory consultation or re-consultation, but I have forwarded this onto you directly owing to previous correspondence you have sent. Should you have any comments on the application, I suggest they are submitted in the next week (by 22nd July) to be able to be taken into account by officers.

Please feel free to give me a call should you wish to discuss this further.

Yours sincerely,

Jonathan Markwell
Principal Planning Officer

Telephone: [0207 974 2453](tel:02079742453)

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From: Markwell, Jonathan
Sent: 30 June 2014 13:38
To: [REDACTED]
Subject: FW: St George Court (2014/2783/P)

Dear Mr Jackson,

Further to the email correspondence below, please see attached a copy of a Building Services Acoustic Specification Report, which the applicant considers to address the queries raised. This report will also be considered by my colleagues in the

Environmental Health team, who will comment to me in due course as to the suitability of this element of the proposals. The report is also available to view via the Council's [website](#).

I trust that this information is of assistance to you.

Yours sincerely,

Jonathan Markwell
Principal Planning Officer

Telephone: [0207 974 2453](tel:02079742453)

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From: [REDACTED] **Behalf Of** Chris Jackson
Sent: 18 June 2014 16:41
To: McDonagh, Conor
Cc: Tony Tugnutt; [REDACTED] scu; Markwell, Jonathan
Subject: Re: St George Court (2014/2783/P)

Thanks, Conor. Appreciated.

By way of some context:

I see that in the very thorough pre application advice Camden clearly advised consultation with local groups. Nobody heard from the developer until the application was submitted, and the developer has been unavailable to meet us for the last two weeks.

We're therefore expecting to be lacking information at the time we make our comments, and will suggest that the application is rejected for lack of available information.

Chris

On 18 June 2014 16:30, McDonagh, Conor <[REDACTED]> wrote:

Dear Chris

The below roof plant assessment information has been requested from the agent, who will pass to Jonathan, and Jonathan will then pass to you.

At this stage I'm not sure on how long it will take, but I anticipate early next week.

Thank you

Conor McDonagh
Development Management Team Manager (East Area)

Telephone: [020 7974 2566](tel:02079742566)

From: McDonagh, Conor
Sent: 17 June 2014 09:45
To: 'Chris Jackson'

Cc: Tony Tugnutt; [REDACTED]; Mirona Iliescu

Subject: RE: St George Court (2014/2783/P)

Dear Chris

Thank you for your email.

I note it was Jonathan's case, not Richard.

I will endeavour to get you a response to your question by tomorrow.

Thanks

Conor McDonagh
Development Management Team Manager (East Area)

Telephone: [020 7974 2566](tel:02079742566)

From: [REDACTED] **Behalf Of** Chris Jackson

Sent: 14 June 2014 21:47

To: McDonagh, Conor

Cc: Tony Tugnutt; [REDACTED]

Subject: Fwd: St George Court (2014/2785/1)

Conor,

Forwarding this to you, since Richard did not respond before leaving on holiday. Please respond on Monday.

Chris

----- Forwarded message -----

From: Chris Jackson [REDACTED]

[REDACTED]

Date: 14 June 2014 21:40
Subject: Re: St George Court (2014/2783/P)
To: [REDACTED]
Cc: [REDACTED]
"St

Jonathan,

Please can you reply to this on Monday.

Thanks,

Chris

On 9 June 2014 19:56, Chris Jackson <[REDACTED]> wrote:

Hi Jonathan,

I have had a chance now to assess the roof plant statement. It seems to lack a few essential details, namely:

1. location of the specified positions 1 and 2
2. baseline background noise levels
3. time and date of measurements

We'd like to see a full and unedited acoustic report. Would you be able to request this from the developer?

Thanks,

Chris

On 9 June 2014 16:34, Chris Jackson <[REDACTED]> wrote:

Hi Jonathan,

Thanks for this information.

On the daylight/sunlight assessment, we are concerned that the major increase in plant at 10th floor level when combined with a necessary acoustic screen will block significant light, compared to the original proposal. We would argue that the applicant must choose between their new 9th floor (with plant located largely in the basement as originally proposed) and reverting to plant at 9th story level, with no additional floor.

If it is argued that there is no significant reduction in light to our offices on the 3rd, 2nd and shortly 1st floor of 34 Bloomsbury Way we would expect this to be justified in a BRE compliant daylight/sunlight report. I welcome your view on this.

We'll probably also have comments on design and overlooking in relation to the change into in location of balustrade at the 9th floor, and acoustics.

Thanks,

Chris

On Monday, June 9, 2014, Markwell, Jonathan <[REDACTED]> wrote:

Dear Mr Jackson,

Thank you for your email; the telephone line was not clear at all so thank you for your email.

Regarding the information you request I can confirm:

- A roof plant statement is attached (as referenced by the agent in the covering letter) – thank you for bringing to my attention that this was not on the website; it is [now \(click for the direct link\)](#). My colleagues in environmental health will be considering this within the context of the original permission at the site;
- No daylight and sunlight report has been submitted for the application, nor was one considered to be necessary for the purposes of validating the application when the proposals are considered within the context of the original application.
- Please see attached the pre-application note from May 2013 (also now on the website), as submitted by the applicant. I would also note that such advice was an initial view on the proposals at the time. Officers will be considering the proposals afresh now that a formal submission has been made.

Should you have any comments on the application, please ensure they are submitted by 26/06/14 via email (planning@camden.gov.uk), the website (link above) or post (address below).

I hope that this information is of assistance to you.

Yours sincerely,

Jonathan Markwell
Principal Planning Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden

Telephone: [0207 974 2453](tel:02079742453)
Fax: [0207 974 1680](tel:02079741680)
Web: camden.gov.uk

6th Floor
Town Hall Extension (Development Management)
Argyle Street
London WC1H 8ND

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From: [REDACTED] On Behalf Of Chris Jackson
Sent: 09 June 2014 14:35
To: Markwell, Jonathan
Subject: St George Court

Hi Jonathan,

I run a business at 34 Bloomsbury Way, across from the development.


Since we could not speak on the phone, grateful if you can point me to the acoustic and daylight/sunlight reports for the modified application. Since these are validation requirements, I assume they are to hand.

Also, do you consider Saville's characterisation of the pre application advice as accurate? I have also sought clarification from them.

Conscious the clock is ticking, and we have recently been hit with an appeal for non-determination in the area. Therefore, grateful if you could please shoot back brief replies today, so that we may aid with a prompt decision here.

Kind regards,

Chris




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