



To: Tania Skelli-Yaoz, Planning Officer, London Borough of Camden.

Dear Tania Skelli-Yaoz,

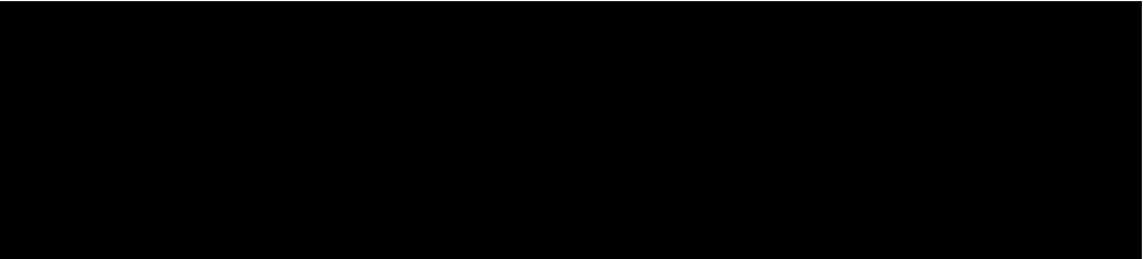
Re: Planning application ref. 2013/8158/P: 27-29 Whitfield Street, W1:

Further to my brief telephone conversation with you on Wednesday 10/12/2014, please find attached my letter of 10/12/2014 on behalf of Charlotte Street Association.
Please also find attached the applicant's drawings as marked up by us, which I refer to in my letter.

I would be happy to have a meeting with you at your office, to run through and clarify the points on the drawings, which I think would be helpful, and which are not so easy to describe simply in a letter.

Kind regards,

Clive Henderson, 
Committee Member,
On behalf of Charlotte Street Association.



Dear Hannah Walker and Tania Skelli-Yaoz,

Re: Planning application ref. 2013/8158/P: 27-29 Whitfield Street, W1:

Thank you (Hannah) for meeting myself and Max Neufeld recently on site on the terrace at 1 Colville Place.

At the time, I showed you some sketch drawings showing the implications of the proposals, which you suggested I send to you; and which I have now revised.

Thus, I attach one "attachment" which contains our two sketch drawings (one showing existing situation; and the other showing the proposed situation).

So far as we are aware, no Section drawing, showing the relative levels between the proposed terraces at 27-29 Whitfield Street and the existing terrace at 1 Colville Place, has been provided by the Applicant.

Our attached drawings have been derived from the Applicant's most recent drawing, and shows the impact on the house and terrace at 1 Colville Place.

If you have any queries about our attached drawings, I can always be contacted on my mobile 07967 856 167.

Kind regards,

Clive Henderson, [REDACTED]
Committee Member,
On behalf of Charlotte Street Association.

Charlotte Street Association

39 Tottenham Street

London W1T 4RX

email: csafitzrovia@yahoo.co.uk

Development Control,
Planning Services,
London Borough of Camden,
Camden Town Hall, Argyle Street,
London WC1H 8ND.

For the attention of Tania Skelli-Yaoz, Planning Officer.

By email to: planning@camden.gov.uk

10th December 2014

Dear Tania Skelli-Yaoz,

Re: reference 2013/8158/P: 27-29 Whitfield Street, London W1:

Thank you for Camden's letter dated 2nd December 2014 (received Saturday 6/12/2014) informing us that revised/amended plans have been received from the applicant.

We have now looked at the revised/amended drawings.

As you know, in our letter of 13th October 2014 we thought that the information to date was inadequate. We particularly drew attention to the lack of sections (in both directions through 27-29 Whitfield Street and the adjoining 1 Colville Place); such sections would show clearly the relationship between the two buildings and the impact of the proposals. In the absence of such drawings, I produced two sketch sectional drawings (based on their drawings at the time), showing "before" and "after", to illustrate clearly some of these points - drawings which we would normally expect the applicant to provide.

So, it is of great concern, disappointment, and frustration that the current revised/amended drawings are inaccurate in certain important respects, as well as omitting other important information. In addition, they still do not clearly show, unambiguously, the implications of the proposals (especially Section drawings showing relevant "before" and "after" levels) in relationship to the neighbouring Listed Building at 1 Colville Place, including the party wall changes (before and after) as viewed from the 3rd floor terrace of 1 Colville Place.

Our feeling is that their approach gives the strong impression that the applicant does not want to draw out and show on their drawings the actual real relationship and impact of their proposals on the adjoining listed building.

Because the omissions and inaccuracies are inter-related, they are difficult to describe briefly in words. Thus, I have marked-up the following applicant's drawings with our hand-written notes, which are enclosed:

- (1). Applicant's drwg. no. A-01.3-103 rev. D: (Proposed) Colville Place Elevation,
marked up by CSA.
- (2). Applicant's drwg. no. A-01.3-102 rev. D: (Proposed) Courtyard Elevation,
marked up by CSA.
- (3). Applicant's drwg. no. A-01.1-103 rev. F: (Proposed) New Plans: 3rd Floor & Roof Plan,
marked up by CSA.

Continued to page 2

Re: reference 2013/8158/P: 27-29 Whitfield Street, London W1 - *continued*:

(4). Deloitte's axonometric/3-dimensional drawings (one page):

This shows Existing levels (of existing roof) and Proposed levels (of proposed 3rd Floor terrace). These existing and proposed levels shown are different (and higher) from the levels on the architect's drawings, and thus it is difficult to match up the conflicting information.

In summary, our comments on their drawings include:

- Level of existing 3rd Floor terrace at 1 Colville Place shown at wrong level (by at least 400mm too high); and thus the difference in levels between this existing terrace and the proposed terrace at 27-29 Whitfield Street is wrong (i.e. much less than it will be when constructed). This error is further emphasized by showing the existing balustrade (to the terrace) at 1 Colville Place as being only 700mm in height (!), instead of its actual 1100mm height.
- In the proposed elevation drawing, the existing party wall (between the two properties) at 3rd Floor storey and higher is shown in the wrong location (it is shown incorrectly encroaching into the width of the 1 Colville Place plot size).
- There are no Existing Section drawings. The Proposed cross-Section drawing does not show the adjoining building at 1 Colville Place; nor does it show how it relates to the existing building both at 27-29 Whitfield Street and 1 Colville Place.

One of the puzzles is that the existing difference in level between the existing flat roof at 27-29 Whitfield Street and the existing terrace at 1 Colville Place is 1.5 metres (site measurement); but on the Proposed elevation drawings, this difference would appear to be much less. Without Existing and Proposed Sections, it is difficult to understand the reason.

The lack of Existing and Proposed Section drawings (annotated with levels) makes it very difficult to compare and see what changes are proposed, particularly the changes in levels in relation to the neighbouring Listed Building at 1 Colville Place.

Need for Sectional Drawings:

In essence, what is needed are Existing and Proposed Sections in both directions, as suggested in our Notes marked-up on the enclosed applicant's Plan drawing; so that "before" and "after" can easily be seen and compared, and the impact assessed:

1. suggested Section A1-A1: Existing:
section thr' 1 Colville Place, incl. elevation of existing party wall of 27-29 Whitfield Street.
2. suggested Section A2-A2: Proposed:
same full section thr' 1 Colville Place, showing Proposals (in elevation) at 27-29 Whitfield St.
3. suggested Section B1-B1: Existing:
cross-section thr' 1 Colville Place's 3rd Floor terrace (and thus 3rd Floor storey in elevation), and thr' 27-29 Whitfield Street building; to clearly show relationship between the different floor/roof/terrace levels of the two buildings.
4. suggested Section B2-B2: Proposed:
same cross-section thr' 1 Colville Place's 3rd Floor terrace (& thus 3rd Floor storey in elevation), and thr' 27-29 Whitfield Street building to show the Proposals, including proposed levels of the new terrace etc; (and thus changes of levels from the existing).

As it is difficult to describe the above simply in a letter, I would be happy to have a meeting with you (at your office) to run through and clarify the points on the drawings, which I think would be helpful.

In the current circumstances, we do not see how this application can be still be assessed, and thus think it should be regarded as invalid.

Yours sincerely,

Clive Henderson, Committee Member, On behalf of Charlotte Street Association.

Enclosed: Three of the Applicant's drawings, marked-up CSA.
One page of Deloitte's 3-dimensional drawings.

Copy: Hannah Walker, Conservation Officer, Camden. CSA Committee.

Part 1 wall shown incorrectly:

- This sketch shows the correct party wall relation: 1/2 on each party having 1/2 on 1/4 brick (100mm) side.

Party wall is shown in wrong location. It should be further over (towards 22.5m) so that it sits up with vertical plane below.

Terrace floor/plan at Caville Place

- Right hand side of drawing is much further over, nearer party wall.

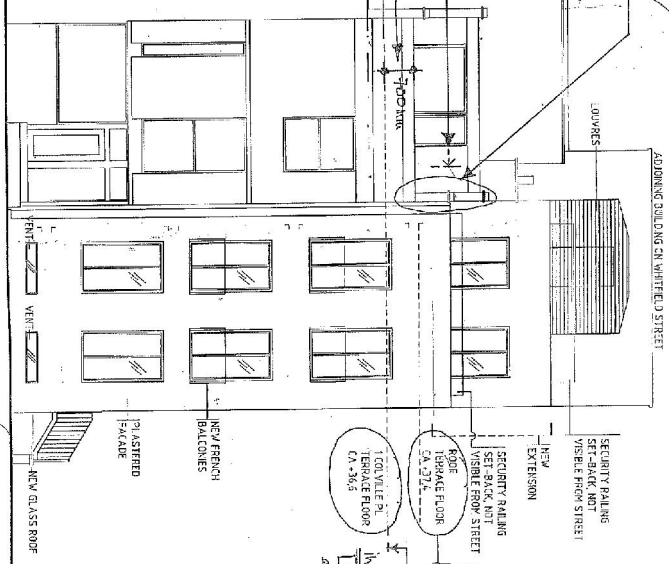
Exist. balustrade at Caville Place:

- unusually drawn as 100mm height
- existing height = 100mm

Incorrect level of Caville Place terrace

This is existing level of Caville Pl. terrace (i.e. correct level).

1 CAVILLE PLACE
CAVILLE PLACE ELEVATION (SOUTH)



PROPOSED NEW ROOF TERRACE LEVEL:

Dalotie drawing shows this proposed terrace at 38.15m level (i.e. at 750mm higher level) Proposed bump No. A-01.2 - 101 Row C shows two intervals floor level as +37.4. Thus, clearly that proposed terrace is at same level, after taking account of thickness for insulation & finish/fill etc. for terrace - would expect higher level than the 37.4.

Also:

How does this proposed terrace level at 37.4 relate to the existing roof at Whitefield Street which exist. level is shown as:

37.85 on the Dalotie drawing (i.e. 450mm higher) or 37.34 on architect's drawing (i.e. 340mm higher)

Incorrect level for exist. terrace at 1 Caville Place

See our notes on top of this drawing

existing terrace level is much lower (by at least 400mm)

APPENDIX 1'S DEMOLITION
MARKED-UP BY CHARLOTTE STREET ASSOCIATION:
9/12/2014 Scale 1:100 of A3 size.



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27-29 WHITEFIELD STREET, LONDON
SE11 4JH
020 7463 1000
A-01-3-103 D

GROUND FLOOR
LA-28.1

1 COLVILLE PLACE

15T F.005

2ND FLOOR

3RD FLOOR

- What does this line signify/represent?

Note: Existing site division
between E-14 & R-10 at lot field
street and E-14 & Terrace out

Celvin's flag = 1500 mm

* Ques - What is difference between proposed + tentative + conditional?

Proposed new terrace

Please see our N8 tags on

Elevation Bury, A-013-103 D

the U.S. Department of Education.

David J. Liebowitz and William E. Blinn

EX: 1. Does work in column 1 are:
• On this drawing, measures 70 mm

• actual height on site = 1100mm

... was a much better way to do it.

• Thus the lead given wrong

its level is at least 400m lower

[See: our notes on Elevation.
burying. A-01.3-103 P.4D.]

—

Section two 3rd floor
room etc. of Colville place

needs to be drawn / shown

with white field str. + proposals,

(as implied by the section)

live on applicant's plan

duo. no. A-Oh-1-13 (ex. f)

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BORNSTEIN

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PROBATION	RECEIVED	RECEIVED
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2014.11.18
27-29 WHITEFIELD STREET, LONDON

SATILLA HOLDING AG
OFFICE CONVERSION
COURTYARD ELEVATION

SEARCHED	INDEXED
SERIALIZED	FILED
A-013-102	



Dear Tania

Further to my recent email.

In support of my claim that the current revised application is inaccurate and therefore misleading I would like to draw your attention to the following.

Apart from as previously noted the level of the terrace of my house is shown halfway up the glazed balustrade.

There have been three submissions. Original December 2013, revisions June and December 2014, each accompanied by a 'section'. You will note that the floor to ceiling heights of the existing (ie. known) vary in two of the three versions.

Totalling the floor to ceiling heights shown (the thickness of existing floor slabs obviously remains constant) shows the total dimensions of floor to ceiling heights shown are:

December 2013: 10.846

June 2014: 11.280

December: 10.980

So the current scheme far from being lower is in fact 0.134m higher than the original December 2013 application.

A great deal of time and energy is being spent by consultees and no doubt by yourself wrestling with inadequate and in part inaccurate information.

In order to properly assess the scheme the following information is required.

1.0 Sections showing existing and proposed - in this case north/south and east/west, the latter to show relative levels of terraces.

2.0 An elevation of the proposed development as seen from the terrace at 1 Colville Place.

3.0 Drawings distinguishing between existing and new work. This would be particularly important if changes to the existing roof are proposed.

Items (1) and (2) have been requested on a number of occasions since 3.3.14 and I was under the impression from discussion with you that they had been requested from the applicants. Its provision is in any event required by Camden's published requirements for information needed to accompany planning applications.

In view of the above it is again urged the the current consultation be discontinued until complete and accurate information is available.

On a related matter: I refer to my email of 3.4.14 with a copy of Bickerdyke Allen's report identifying shortcomings in the design of the proposed air conditioning plant and the consequent likely serious noise nuisance. I asked to see a copy of environmental health's response. I have not received to date (reminder sent 5.10.14).

There's seems little point in requiring details of ventilation plant if a detailed analysis by well-known consultants is simply ignored.

Best wishes

Max Neufeld