

Dike, Darlene

From: Whittingham, Gideon
Sent: 29 June 2015 13:37
To: Planning
Subject: FW: Objection to elements of planning applications 2015/2738/P and 2015/1991/L, at St. Martin's House, 65-75 Monmouth Street WC2H 9DG

Gideon Whittingham
Senior Planning Officer (East Area Team)

Telephone: 020 7974 5180

From: A Rigby [REDACTED]
Sent: 29 June 2015 09:16
To: Whittingham, Gideon
Cc: CGCA Planning
Subject: RE: Objection to elements of planning applications 2015/2738/P and 2015/1991/L, at St. Martin's House, 65-75 Monmouth Street WC2H 9DG

Dear Gideon,

Thank you very much for your attention to this application.

Our comments are below. Apologies for a technical hitch which delayed us.

I am sending this with my Ching Court Association hat on, so I am copying this message to the CGCA Planning Subcommittee, who have worked with us on this. Our comments are therefore definitive for you from the local residents' perspective.

Re. the top floor

The issues of privacy, particularly for the flat that is just adjoining, we hope will be eased by the obscured glass on the terrace door, and the constraints on hours of use on the outside space (not after 9pm, which matches the hours of use for Ching Court below and the other balconies there) that you kindly applied.

However, the long-term resident in that flat is still concerned about potential noise from parties etc. in both outside spaces. This is a constant issue now, unfortunately, for long-term residents in their dealings with the relatively short term residents who flow through the rental units in Covent Garden such as the ones in this application. We have no idea yet how the sound will carry from the second, new terrace space. If you are minded to grant consent for the second space, then, at the very least, can the same hours of use be applied to that, please?

Re. the basement storage

We think that it still looks like an unsatisfactory compromise, as it's so difficult to access: down narrow stairs, through lots of doors and around a very tight corner. The concern is that the space will remain largely unused, and that bikes and rubbish will just get left on Shelton street instead. We know local behaviour pretty well, and this is what happens elsewhere when storage is not convenient. So, we have made some suggested adaptations to the layout that we think will maximise the likelihood of the space being used for what is intended.

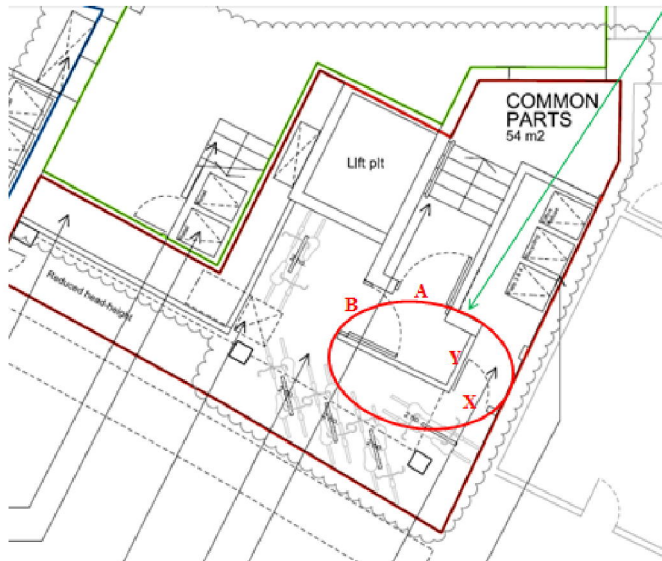
Please find a slide below which shows our suggestions. We hope that this is helpful.

Re. offices

We had asked for a condition for Venetian blinds on the office windows which look across Ching Court, into residents' windows. The offices used to have them, and it was an enormous help with privacy, even when they were twisted open during the day, because it baffled the view. However, they were taken down a few years ago during a refurbishment. Because office hours are not as 'sociable' as they once were, this led to quite a surprising loss of privacy for several family dwellings opposite. Are you able to add blinds as a condition now, by any chance?

With thanks,
- Amanda Rigby, Rick Fisher and Deborah Loth
Committee of the Ching Court Association.

St. Martin's House, 65-75 Monmouth Street
Extract from drawing number (00)_110, revision P02
showing suggested changes by Ching Court Association



We suggest that the door (B) and walls within the area outlined in a red oval are removed for ease of access. Otherwise we do not believe that the bike or refuse storage will be used.

If there is some safety requirement for more than one door, then we suggest that the door to the refuse room is relocated from X to Y (hinged on the right, swinging into the refuse room). Otherwise access to the refuse room is very lengthy and cramped, and we do not believe that the refuse storage will be used.

However, in the latter case we (and cyclists whom we have asked) still believe that access to the bike storage is going to be so difficult with any non-folding bike through doors A and B as to make it almost unusable. We suggest that this is re-thought.

From: Whittingham, Gideon [mailto:Gideon.Whittingham@camden.gov.uk]
Sent: 25 June 2015 11:16
To: A Rigby
Subject: RE: Objection to elements of planning applications 2015/2738/P and 2015/1991/L, at St. Martin's House, 65-75 Monmouth Street WC2H 9DG

Yes Amanda, that's fine.

Regards

Gideon Whittingham

Senior Planning Officer (East Area Team)

Telephone: 020 7974 5180

From: A Rigby [REDACTED]
Sent: 25 June 2015 09:16
To: Whittingham, Gideon
Subject: RE: Objection to elements of planning applications 2015/2738/P and 2015/1991/L, at St. Martin's House, 65-75 Monmouth Street WC2H 9DG

Thanks so much, Gideon.

I have circulated our committee and should be able to get back to you tomorrow. Is this timing alright for you?

Thanks,
- Amanda.

From: Whittingham, Gideon [REDACTED]
Sent: 24 June 2015 16:25
To: A Rigby
Subject: RE: Objection to elements of planning applications 2015/2738/P and 2015/1991/L, at St. Martin's House, 65-75 Monmouth Street WC2H 9DG

Amanda,

For clarity I have attached the revised basement floor plan which now (re)introduces bin storage for residential and commercial throughout (in some circumstances beneath staircases).

Therefore the proposal maintains our requirement for waste areas etc

I can confirm the door facing onto Ching Court at roof level remains and the terrace behind would continue to be secured by the existing condition for hours of use

Please confirm if this overcomes your concerns and can be officer supported?

Regards

Gideon Whittingham
Senior Planning Officer (East Area Team)

Telephone: 020 7974 5180

From: A Rigby [REDACTED]
Sent: 12 June 2015 00:07
To: Planning and Public protection; Whittingham, Gideon
Subject: Objection to elements of planning applications 2015/2738/P and 2015/1991/L, at St. Martin's House, 65-75 Monmouth Street WC2H 9DG

Dear Gideon,

As we are still having so much trouble reaching each other by phone, I am submitting our committee's comments in the attached letter of objection to the problematic elements.

I hope that we will be able to speak soon.

Thanks,
- Amanda.

From: A Rigby [REDACTED]
Sent: 09 June 2015 12:10
To: Gideon.Whittingham@Camden.gov.uk
Subject: Planning applications at St. Martin's House, 65-75 Monmouth Street

Dear Gideon,

I have been trying to reach you by phone for a while, but I think that there may still be teething problems with the council's phone system as it keeps ringing out and then going dead (both for your phone and some other departments). So here's an email instead...

Firstly, I wanted to pass on to you the appreciation of local residents here for seriously considering our concerns on the previous application for St. Martin's House, 2014/4870/P. This was reflected in the conditions that you achieved, attaching to the consent and reflected in the decision notice dated last month.

It makes a massive difference to the daily lives of local people to have conditions that neighbouring premises must adhere to, relating to things like hours of operation, no emanating noise from music, no use of external areas at night, and mitigation of overlooking. These might be considered trivial matters, but they can be the difference between a flat being liveable for a family, or them feeling that they have to move. We are a community subject to so much commercial pressure – both from A class uses and from intense residential development that is often let out to people who have no stake in the area. So these types of small conditions on closely-packed units relieve some of the pressure, and make it more likely that long-term residents will stay and continue to contribute to community life.

Of course, we are experienced enough to understand that enforcement of any planning condition can be challenging. However, just having a condition in place allows neighbours to have a far more fruitful conversation with anyone who flouts it. This means that the council is unlikely to need to take enforcement action in most cases.

We are now looking at 2015/2738/P and 2015/1991/L for the same building. Our Listed Building application comments must be in by 11th June, and there is no date for the Planning application – presumably because the applicant claims that it contains 'non-material amendments'.

However, we beg to differ on the non-materiality because there are two big elements that are not related to their need to retain the existing stair core as described in the letter from Rolfe Judd dated 14/5/15:

1. all the previous basement storage for refuse from the shop, office and residential uses has been removed. With no consent required now to shift from A1 to A3, we are also potentially faced with no refuse storage for a restaurant use, too. Shaftesbury plc have been quite open with us that they would like to see a restaurant in the corner building ground floor, first floor and basement.

This loss of refuse storage seems very retrograde. You are no doubt familiar with all the problems that we have in relation to rubbish on the streets around Seven Dials. And while Shaftesbury themselves are quite strict with their tenants, we are fully aware that their property portfolio could be sold to a different owner at any time. Have they provided you with a refuse disposal plan?

2. the application itself states that it contains "significant improvements to fourth floor residential layout", which doesn't sound the same as 'non-material'! These improvements include the creation of two open spaces at the top.

The larger, fourth floor space is shown on (i) plan drawing number (00)_115 which attaches to the Planning application and (ii) elevation drawing number (00)_113 which attaches to the Listed Building application. However, we'd like some clarification about the terrace balcony door

arrangement which appears on the elevation drawing but does not show on the plan drawing. Clearly, any loss of a door here would have a significant impact on amenity.

The second, roof level space seems to be shown on the new elevation drawing number (00)_312 which attaches to the Listed Building application; it's described as a 'concealed terrace' but as we can't see it on the plan drawings we'd like clarification on that too.

I'm sorry to throw all this detail at you, as you have probably had quite enough of dealing with this building by now. However, as it's proving so difficult to get through by phone, would it be possible for you to call me on 07957 388801 to clarify these matters? I can come up to the Town Hall this week if that would help.

Thanks again,
- Amanda.

Amanda Rigby
Chair, **The Ching Court Association**
19-27 Mercer Street, 1-19 Shelton Street, 45-75 Monmouth Street, 2-5 Ching Court
Covent Garden, London WC2H

[REDACTED]

[REDACTED]

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