

From: Paul Brewster [REDACTED]
Sent: 14 January 2016 13:51
To: Planning
Subject: FW: Application number 2015/6809/P - Basement at Tavistock Mansions, 16 Tavistock Place London WC1

Attn Kate Phillips

Paul Brewster
Mellersh & Harding LLP



From: Paul Brewster
Sent: 14 January 2016 13:30
To: 'katephillips@camden.gov.uk' <katephillips@camden.gov.uk>
Subject: FW: Application number 2015/6809/P - Basement at Tavistock Mansions, 16 Tavistock Place London WC1

Dear Kate

We spoke recently about this application in Tavistock Place. Please find attach my personal letter of objection as Leaseholder which is also sent on behalf of some of the other occupiers of Tavistock Mansions.

I appreciate that you will principally look at the planning grounds. Apart from the obvious planning arguments in this letter against this application such as the loss of residential use, I am not sure that it is legal that the Council can directly make an application with the same planning authority without this being called in to be discussed by the committee etc. My Wife is a Councillor in another local authority. When we spoke you offered to look into the procedure in more detail?

Naturally, as you will appreciate, all the residents without exception are upset by the method in which the Landlord/Council appears to have gone about this behind our backs and have submitted the application over the Christmas holiday break without any consultation with us.

Finally, I thought that I should include a comment from a Planning Consultant below who occasionally represents my Wife's local authority. He has looked at the submission in detail and has said that he can't understand how this hasn't been called in. We are talking to the Ward Councillors as you suggested and I would appreciate a further chat with you in due course about the timing of this but I am conscious that we need to get our comments in by the deadline which you kindly put back for us.

Thanks.

Paul Brewster
Mellersh & Harding LLP



From: Michael Fearn [Redacted]
Sent: 05 January 2016 09:16
To: Paul Brewster [Redacted]
Subject: RE: Basement at Tavistock Mansions, 16 Tavistock Place London WC1

Amongst the numerous planning policies operating in Camden there is an overall presumption against the loss of residential floorspace (even when ancillary). This has to be justified by the Applicant with evidential proof as to why the subject premises is the only available location. This has not been done.

The Council's informal pre-application advice is that the staircase access must meet building regulations and this may mean replacing the whole thing. If the staircase is to be replaced this will need planning permission and will be new development in a Conservation Area and adjoining a listed building (design and heritage criteria will then come into play). It is not clear from the applicant's submission as to whether the staircase is to be replaced; it is not mentioned either within the description of development or the design and access statement.

Neither is it clear how the length of new roof is to be supported – if it is to be incorporated into No 14 it will need listed building consent. This does not seem to have been applied for under the terms of the current proposal.

In short there are certainly areas where we can have a go at the application's deficiencies.

Michael Fearn
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