

From: Richard Loftus [REDACTED]
Sent: 18 February 2016 11:14
To: Fowler, David
Subject: 11 Blackburn Road - Your ref. 2015/3148/P

Dear Mr. Fowler,

I am writing to you as one of the freeholders of the Clockwork Factory Apartments, No. 13 Blackburn Road (and on behalf of my co-owners in the freehold) in respect of the amended plans submitted for No. 11 Blackburn Road.

1. I am extremely surprised that we do not appear to have been formally notified by the Council of this revised application. Fortunately we became aware of the application when we checked your website. However, to the best of my knowledge none of the 29 residents in the Clockwork Factory Apartments were advised of the revised application and have therefore not had an opportunity to respond and be part of the consultation process.

It is surely self-evident that they will be affected by the proposed development and should be properly consulted.

As you may be aware, a similar situation occurred recently in respect of works proposed at the Nido student accommodation building, Blackburn Road. Due to Camden's failure to send out notices, in accordance with their own planning guidelines, we lodged a Judicial Review and Camden immediately conceded their error and re-consulted. I trust it will not be necessary for us to submit another Judicial Review application and that a proper consultation process will now take place.

2. Our general comments on the application are as follows:-

(a) The revised application is an improvement in terms of the reduction from seven to six houses and their reduced footprint. Similarly, the revised north facing elevation is an improvement.

(b) We are currently unable to comment on the appearance of the southern elevation as the application drawings of this elevation are wholly inadequate. At the very least two or three CGIs are required to permit an objective analysis of this important element of the proposal which will be clearly visible from pedestrian views in Blackburn Road and from the residential units in the Clockwork Factory Apartments.

I find it difficult to understand how your Development Committee could even consider this application in the absence of the required CGIs.

(c) As you are aware, the Clockwork Factory Apartments are located in a growth area designated for more intensive redevelopment. It is our intention to redevelop the property within the next 5-10 years. Our overwhelming concern is to ensure that the proposed redevelopment of No.

11 Blackburn Road does not inhibit the successful redevelopment of our freehold interest and that every opportunity is taken to ensure that the maximum area of accessible public open space is provided.

We therefore believe that it is essential to ensure that all the open area (shown hatched yellow on the attached ground floor plan) remains in the ownership of the freeholder of No. 11 Blackburn Road and that no rights other than the usual access easements are granted to any of the business tenants or the residential tenants who may, in due course, purchase freehold or long leasehold interests in the properties.

We have previously written to the owner's architect on this issue but have not received a satisfactory reply.

We would therefore formally request that in the event that the Council approves the application, after completing a proper consultation process, it should include in the Section 106 Agreement appropriate provisions to ensure that the open areas identified can be combined, in the future, with adjacent open areas on our site for the benefit of the local community.

In the event that this principle is accepted by your Development Committee then we trust that we will be given the opportunity of commenting on the S106 drafting.

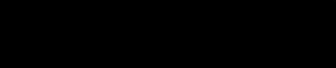
(d) We would also suggest that the boundary walls (marked in blue on the attached plan) are open metal railings and not solid brick walls as currently shown. Open railings will create a much improved sense of space for the proposals and will avoid the sense of enclosure that is clearly evidenced from the current plan.

Yours sincerely,
Richard Loftus

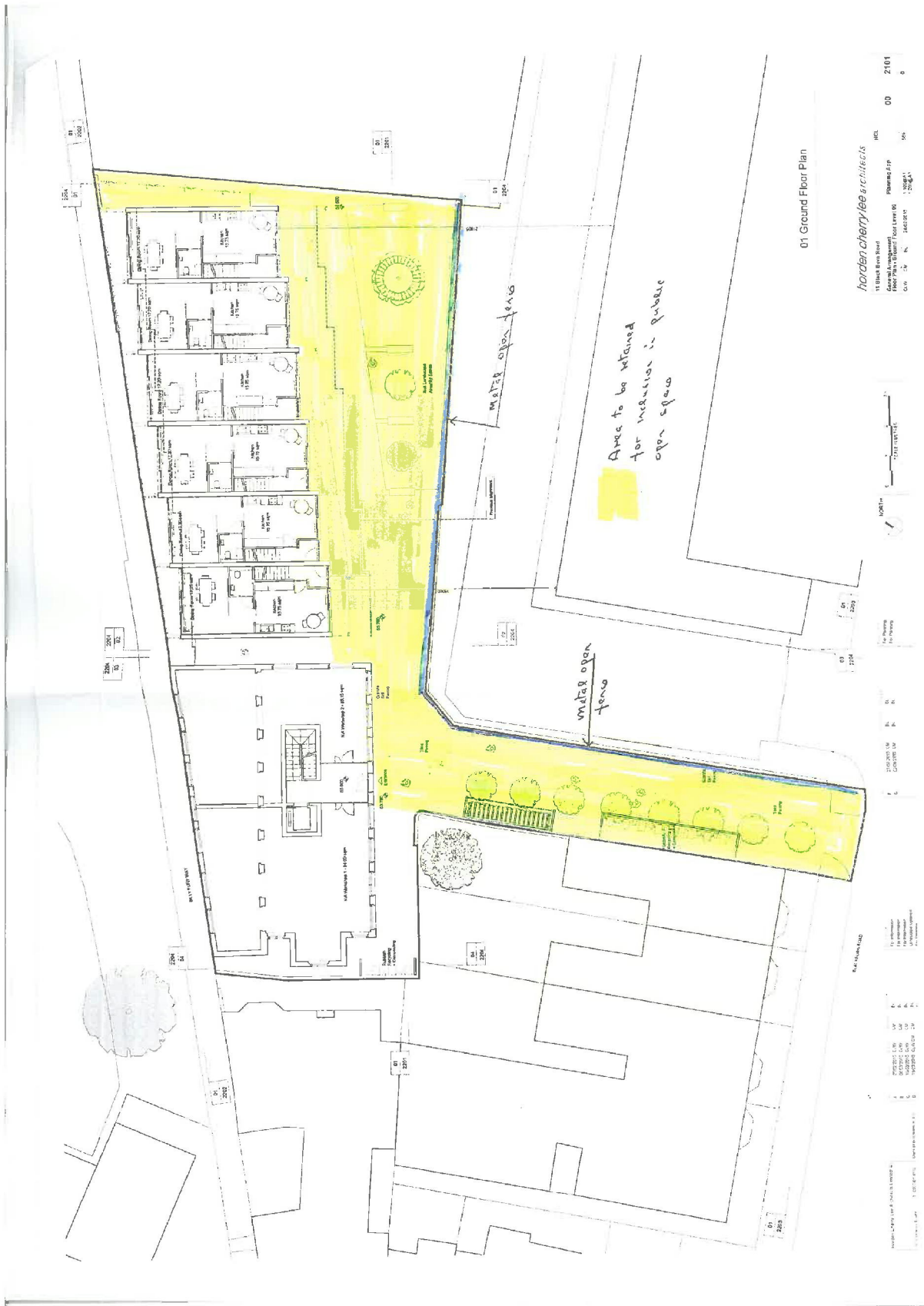
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Richard Loftus

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01 Ground Floor Plan

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NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR TENDERS	10/01/2011
2	FOR APPROVAL
3	FOR APPROVAL
4	FOR APPROVAL
5	FOR APPROVAL