

## Gentet, Matthias

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**From:** Jonathan Orchard - Fruitful <jmo@befruitful.co.uk>  
**Sent:** 05 April 2016 13:18  
**To:** Gentet, Matthias  
**Subject:** Re: Your application reference: 2016/0621/P - 179 Camden High Street  
**Attachments:** Louvre panel.jpg; Sight lines.pdf

**Importance:** High

Matthias,

Thanks for your email below and apologies for the delay in responding.

We have looked at all sorts of options to find the most discrete solution to the ventilation requirements, the problem being that we are ventilating relatively large internal areas (726 sqft at basement level, 1200 sqft at GF level and 890 sqft at First floor) and this necessitates combined louvre area of 875mm x 730 for supply and 875mm x 840mm for exhausts. We have looked at smaller individual grills however, the structural restraints of the building mean that this is not feasible. In addition, even if feasible this solution would result in a multitude of louvres which would have an equally significant impact on the rear elevation.

I have visited site again to assess the impact that our proposal might have on the visual amenity of neighbouring properties and I have taken a photograph of the louvre held in place as this has already been fabricated. I attach the photo for you information. As far as I can ascertain the only residential premises which is affected in any way are the flats over 1-19 Parkway, some 40-60m away however, the view from this building is only partial and bearing in mind the London Underground shaft building and general outlook I do not believe that our proposal has any significant visual impact.

I have attached a mark up of the site plan identifying the building in question and showing the sight line to the louvre.

I would be grateful if you would consider the above and attached and let me have your comments at your earliest opportunity.

Best regards,

Jonathan Orchard  
M. 07968 028019

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**From:** "Gentet, Matthias" <[Matthias.Gentet@camden.gov.uk](mailto:Matthias.Gentet@camden.gov.uk)>  
**Date:** Tue, 29 Mar 2016 09:19:56 +0000  
**To:** Jonathan Orchard <[jmo@befruitful.co.uk](mailto:jmo@befruitful.co.uk)>  
**Cc:** Edward Bentley <[eb@pure-madeforyou.co.uk](mailto:eb@pure-madeforyou.co.uk)>, Spencer Craig <[spencer@pure-madeforyou.co.uk](mailto:spencer@pure-madeforyou.co.uk)>  
**Subject:** RE: Your application reference: 2016/0621/P - 179 Camden High Street

Dear Jonathan Orchard

Following the objections from the CAAC, I took your application to our Case Conference to have the proposal, along with the comments made by the CAAC, assessed by a team of officers (planning, conservation and policy officers) for their opinions.

The various A/C units will not be considered to be causing harm to the rear streetscape, and as such, this part of the proposal is to be recommended for approval.

However, the replacement of the sash window with a louvre, as brought up by the CAAC, has been upheld to be significant in causing harm to the appearance of the rear elevation. An option was put forward to address the concerns raised by the CAAC in retaining the sash window as it is, but which would also allow your client to have ventilation access to the outside. This could be achieved by the creation of an opening beneath the window in question where a grill or louvre could be introduced. Being at a low level, it would not distract from the rest of the elevation in terms of its size and location.

Let me know your opinion on this, and whether you are satisfied with this option. You may also wish to put forward an alternative which I would be more than happy to assess, or even explore any variations to what has been mentioned so far.

Overall, the proposal would be recommended for approval, at the exception perhaps of the replacement of the sash window with a louvre. This is still early stage in the process, and I am sure a solution can be found that will accommodate your client's needs for adequate ventilation of the internally installed equipment as well as addressing the concerns raised by the CAAC and policy requirements.

I shall wait for your response before requesting any amendments.

Many thanks

Matthias Gentet  
Planning Technician  
Regeneration and Planning  
Culture and Environment  
London Borough of Camden

Telephone: 020 7974 5961  
Fax: 020 7974 1680  
Web: [camden.gov.uk](http://camden.gov.uk)

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**From:** Jonathan Orchard - Fruitful [<mailto:jmo@befruitful.co.uk>]  
**Sent:** 24 March 2016 13:04  
**To:** Gentet, Matthias  
**Cc:** Edward Bentley; Spencer Craig  
**Subject:** Re: Your application reference: 2016/0621/P - 179 Camden High Street  
**Importance:** High

Matthias,

Thank you for forwarding a copy of the objection from the Conservation Area Advisory Committee.

With regard to the specifics of the complaint, the removal of the sash window and insertion of the louver panel is a discrete way to achieve the necessary ventilation to the property and has been reviewed and approved by the building freeholder, their surveyors Jones Lang Lasalle and M&E Consultants Focus FM. The original sash window is to be retained so that it may be refitted at the end of my client's lease term. Having visited site you will appreciate that the rear of the building is overlooked predominantly by commercial premises and we therefore believe that the louvre does not harm the visual amenity of the local scene.

With regard to the condenser units and the suggestion that there is too much plant proposed creating an eyesore, we are proposing the bear minimum required to provide ventilation, comfort heating and cooling to the Ground floor and first floors of the premises. The two units proposed at GF level cannot be regarded as an eyesore as these are not visible from any adjoining or overlooking property. The condensers are sited in the position of two condenser units which previously served the property and were stripped out by the landlord when undertaking their enabling works last year.

The condenser unit at First floor level is located in a position whereby it minimises the visual impact on overlooking properties and is as remote from the closest residential property as is feasible.

With regard to noise from any of the plant, we have undertaken a noise survey and submitted a noise report which indicates that the noise levels required by Camden's Planning directives should not be exceeded. It should be noted that the upper floors of the premises are unoccupied commercial spaces and are not residential.

Finally, in relation to the statement that the application shall create a slum we refute this absolutely. The building is to undergo a complete refurbishment with my client investing many hundreds of thousands of pounds. Externally the masonry where required has been repointed and all roofs have been stripped and re-roofed to current building control standards with a warm deck construction. External joinery has been redecorated. On completion, what was a tired and dilapidated property with a flooded basement will be in a substantially better condition occupied by a first class operator serving only to improve the local area.

We understand the importance of policies designed to preserve and enhance the character and appearance of conservation areas but we categorically dispute that our proposal has any adverse impact on the heritage assets and would amount to 'less than substantial harm' to the heritage significance of the wider area.

Based on the above we believe that an objection based on the grounds stated are unwarranted and we therefore hope that the committee see fit to approve our proposals.

Jonathan Orchard  
M. 07968 028019

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**From:** "Gentet, Matthias" <[Matthias.Gentet@camden.gov.uk](mailto:Matthias.Gentet@camden.gov.uk)>  
**Date:** Wed, 16 Mar 2016 14:02:22 +0000  
**To:** Jonathan Orchard <[jmo@befruitful.co.uk](mailto:jmo@befruitful.co.uk)>  
**Subject:** RE: Your application reference: 2016/0621/P - 179 Camden High Street

Dear Jonathan Orchard

An objection from the Conservation Area Advisory Committee (CAAC) has been received, as attached.

This has now triggered the determination of your application at Members' Briefing if the proposal is to be recommended for approval.

I am yet to hear back from the Pollution Team officer with is feedback following his assessment of the Noise Report submitted.

I am therefore unable at this stage to provide you with any indication as to whether the proposal is to be recommended for approval, or refused.

Many thanks

Matthias Gentet  
Planning Technician  
Regeneration and Planning  
Culture and Environment  
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**From:** Gentet, Matthias  
**Sent:** 10 March 2016 12:01

**To:** 'Jonathan Orchard - Fruitful Design'

**Subject:** RE: Your application reference: 2016/0621/P - 179 Camden High Street

Dear Jonathan Orchard

Unfortunately, even the perforated shutters won't be acceptable. The Council will resist any proposal with the introduction of full or perforated shutters.

I have attached CPG1 for you. All the policies and planning guidance are available online:

<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance>

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy>

Many thanks

Matthias Gentet

Planning Technician | Planning Solution Team

Tel: 0207 974 5961 | [matthias.gentet@camden.gov.uk](mailto:matthias.gentet@camden.gov.uk)

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**From:** Jonathan Orchard - Fruitful Design [<mailto:jmo@befruitful.co.uk>]

**Sent:** 10 March 2016 11:49

**To:** Gentet, Matthias

**Subject:** Re: Your application reference: 2016/0621/P - 179 Camden High Street

Thanks Matthias

Really appreciate your prompt response.

With regard to the shutter would a perforated aluminium or steel vane type shutter be acceptable ? My client is concerned that a portculis type provides an opportunity for people to climb and that rubbish would be pushed through creating a potential fire hazard.

Do you have a copy if CPG1 you could send me ?

Jonathan Orchard

M. 07968 028019

T. 01494 771512

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On 10 Mar 2016, at 10:54, "Gentet, Matthias" <[Matthias.Gentet@camden.gov.uk](mailto:Matthias.Gentet@camden.gov.uk)> wrote:

Dear Jonathan Orchard

Thank you for your email.

There should be no issues with simply altering the existing shopfront. The addition of the windows within the existing side glazing would seem acceptable, although it is unclear whether these are proposed to be openable or not.

The replacement of the roller shutter to the recess only would be more acceptable than a full width roller shutter. However, to be in accordance with CPG1 (Design), only a grill roller shutter would be approved.

I am not able to provide an opinion on the shutter box for the lack of a section demonstrating its projection. Ideally, it would need to be flush with the elevation.

You can either submit a new full planning application or a s73 to vary the approved drawings condition accordingly.

Let me know how you wish to proceed.

Many thanks

Matthias Gentet  
Planning Technician | Planning Solution Team  
Tel: 0207 974 5961 | [matthias.gentet@camden.gov.uk](mailto:matthias.gentet@camden.gov.uk)

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---

**From:** Jonathan Orchard - Fruitful [<mailto:jmo@befruitful.co.uk>]  
**Sent:** 09 March 2016 17:20  
**To:** Gentet, Matthias  
**Subject:** Re: Your application reference: 2016/0621/P - 179 Camden High Street  
**Importance:** High

Matthias,

Thanks for your email and apologies that I was not able to meet you.

I will review on site myself with the contractor and advise if we are making any changes.

However.... I have a more substantial query for you. My client is unfortunately in a position where he is seeking cost savings and would now like to retain and modify the existing shopfront as opposed to installing an entirely new one.

I have attached both the original drawing which we have planning consent for along with a revised drawing showing the modified existing shopfront. Could you let me know firstly whether this would necessitate a new planning application and secondly if an application is required (and I appreciate this cannot be binding) whether you feel that we would be successful in gaining consent.

Jonathan Orchard  
M. 07968 028019

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**From:** "Gentet, Matthias" <[Matthias.Gentet@camden.gov.uk](mailto:Matthias.Gentet@camden.gov.uk)>  
**Date:** Mon, 7 Mar 2016 12:43:41 +0000  
**To:** Jonathan Orchard <[jmo@befruitful.co.uk](mailto:jmo@befruitful.co.uk)>  
**Subject:** RE: Your application reference: 2016/0621/P - 179 Camden High Street

Dear Jonathan Orchard

Thank you for arranging for one of your colleague to meet with me earlier this morning. He mentioned the possibility of having the two A/C units - currently proposed to be installed at ground level (to the left of the rear access door when facing the rear elevation) – relocated slightly higher in order to reduce the amount of dust and other “rubbish” to enter the units through the grills.

I have no issue with this as long as they are not going above the level of the rendered boundary wall.

If intend to have these A/C units relocated, it would be of assistance to have the proposed rear elevation drawing amended to reflect accurately the nature of the proposal, and have the correct details approved.

The revision would not trigger any re-consultation. The revised drawing would simply supersede the original. I would still to have to bring this small changes to the attention of the Pollution Team officer for his consideration. Subsequently, he may request to have the noise report slightly amended in terms of the exact specification of the location of the A/C units in question.

I shall wait for your response, and I hope you will feel better soon.

Many thanks

Matthias Gentet  
Planning Technician | Planning Solution Team  
Tel: 0207 974 5961 | [matthias.gentet@camden.gov.uk](mailto:matthias.gentet@camden.gov.uk)

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---

**From:** Jonathan Orchard - Fruitful Design [<mailto:jmo@befruitful.co.uk>]  
**Sent:** 02 March 2016 11:52

**To:** Gentet, Matthias

**Subject:** Re: Your application reference: 2016/0621/P - 179 Camden High Street

Matthias

Could we say 11.00am Monday 7th.

Hvac contractor will be on site

Jonathan Orchard

M. 07968 028019

T. 01494 771512

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On 2 Mar 2016, at 09:26, "Gentet, Matthias" <[Matthias.Gentet@camden.gov.uk](mailto:Matthias.Gentet@camden.gov.uk)> wrote:

Dear Jonathan Orchard

Thank you for your planning permission reference as above.

I have now validated and registered your application. I have no grounds to request any further information at this stage, although this may be the case later on in the process. I will get your noise report assessed by one of our Pollution Team officers. The determination of the proposal will be based upon his feedback and recommendations.

I will need to gain access to the rear of the premises to better understand the proposal and its impact on the surrounding area. I am available from 8am till 3pm on Friday 4<sup>th</sup> March, Monday 7<sup>th</sup> and Thursday 10<sup>th</sup>, and in the 12noon till 3pm on Tuesday 8<sup>th</sup> March. I would appreciate if you could select a time and date that suits you so that a site visit be carried out as soon as possible to avoid further delays, the application now being in its 3<sup>rd</sup> week of validation.

The statutory consultation are being carried out in the form of consultation letters, a site notice and a press advert giving the relevant parties 21 days to submit their comments to the Council.

In the meantime, please do not hesitate to contact me should you need any assistance with your application and its progress.

Many thanks

Matthias Gentet

Planning Technician | Planning Solution Team

Tel: 0207 974 5961 | [matthias.gentet@camden.gov.uk](mailto:matthias.gentet@camden.gov.uk)

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**From:** Gentet, Matthias  
**Sent:** 02 March 2016 08:12  
**To:** Jonathan Orchard - Fruitful  
**Subject:** RE: Your application reference: 2016/0621/NEW - 179 Camden High Street

Dear Jonathan Orchard

The above application reference as above has been received.

I have taken it on and will aim to validate it by this afternoon.

Many thanks

Matthias Gentet  
Planning Technician | Planning Solution Team  
Tel: 0207 974 5961 | [matthias.gentet@camden.gov.uk](mailto:matthias.gentet@camden.gov.uk)

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**From:** Jonathan Orchard - Fruitful [<mailto:jmo@befruitful.co.uk>]  
**Sent:** 01 March 2016 18:37  
**To:** Gentet, Matthias  
**Subject:** Re: Your applications reference: 2016/0167/P & 2016/0413/A - 179  
Camden High Street

Hi Matthias,

I wondered whether you might do me a favour ? I submitted a further application for the above site on 4th February – planning portal reference PP-04753301 but I have not received any confirmation from yourselves and cannot see it on the Camden site.

Could you possibly check that it has been received and validated please.

Many thanks.

Jonathan Orchard  
M. 07968 028019

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**From:** "Gentet, Matthias" <[Matthias.Gentet@camden.gov.uk](mailto:Matthias.Gentet@camden.gov.uk)>  
**Date:** Wed, 3 Feb 2016 16:37:35 +0000  
**To:** Jonathan Orchard <[jmo@befruitful.co.uk](mailto:jmo@befruitful.co.uk)>  
**Subject:** RE: Your applications reference: 2016/0167/P & 2016/0413/A - 179  
Camden High Street

Dear Jonathan Orchard

Following a meeting with the conservation officer, she was happy with the design of the whole proposal including the awning.

As such, I will therefore aim to recommend your applications for approval. However, the statutory consultations are being carried out which might alter the speed of issuing the draft decision by 25/02/2016.

I will keep you updated should any responses be received.

Many thanks

Matthias Gentet  
Planning Technician | Planning Solution Team  
Tel: 0207 974 5961 | [matthias.gentet@camden.gov.uk](mailto:matthias.gentet@camden.gov.uk)

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**From:** Jonathan Orchard - Fruitful [<mailto:jmo@befruitful.co.uk>]  
**Sent:** 27 January 2016 16:55  
**To:** Gentet, Matthias  
**Subject:** Re: Your applications reference: 2016/0167/NEW & 2016/0413/NEW - 179  
Camden High Street

Matthias,

Thanks for your email.

Happy to reduce the projection of the awning. I am on site tomorrow and will check the projection of the awning to the adjacent property.

Jonathan Orchard  
M. 07968 028019

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**From:** "Gentet, Matthias" <[Matthias.Gentet@camden.gov.uk](mailto:Matthias.Gentet@camden.gov.uk)>  
**Date:** Tue, 26 Jan 2016 10:57:55 +0000  
**To:** Jonathan Orchard <[jmo@befruitful.co.uk](mailto:jmo@befruitful.co.uk)>  
**Subject:** RE: Your applications reference: 2016/0167/NEW & 2016/0413/NEW - 179  
Camden High Street

Dear Jonathan Orchard

Thank you for getting back to me so quickly.

An existing section through the shopfront would have been beneficial in term of demonstrating the removal of the recess which is being proposed with the new shopfront. However, this can clearly be identified on the floor plans you are already submitted. In that respect, I will not pursue with requesting an existing section.

I have now registered both applications. I will need to get your proposal also assessed by a conservation officer.

However, I must bring to your attention at this stage that the size of the proposed awning, mainly its projection, may be viewed as excessive. Revision of the proposal on that basis are likely to be requested. I will provide you with the conservation officer's feedback in due time.

Many thanks

Matthias Gentet  
Planning Technician | Planning Solution Team  
Tel: 0207 974 5961 | [matthias.gentet@camden.gov.uk](mailto:matthias.gentet@camden.gov.uk)

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**From:** Jonathan Orchard - Fruitful [<mailto:jmo@befruitful.co.uk>]  
**Sent:** 25 January 2016 22:50  
**To:** Gentet, Matthias  
**Subject:** Re: Your applications reference: 2016/0167/NEW & 2016/0413/NEW - 179  
Camden High Street  
**Importance:** High

Dear Matthias,

Thanks for your email.

We obviously have a little glitch with the planning portal !

Please find attached the files originally uploaded.

I don't have the existing section through the shopfront, however, this is being removed by the landlord. Do you require this or will the attached drawings suffice ? If required, please let me know and I will provide asap.

Best regards,

Jonathan Orchard  
M. 07968 028019

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**From:** "Gentet, Matthias" <[Matthias.Gentet@camden.gov.uk](mailto:Matthias.Gentet@camden.gov.uk)>  
**Date:** Mon, 25 Jan 2016 15:41:52 +0000  
**To:** Jonathan Orchard <[jmo@befruitful.co.uk](mailto:jmo@befruitful.co.uk)>  
**Subject:** RE: Your applications reference: 2016/0167/NEW & 2016/0413/NEW - 179  
Camden High Street

Dear Jonathan Orchard

Thank you for your planning permission and advert consent applications reference as above.

I am the officer dealing with your applications which are yet to be registered.

There are a few issues that need addressing to enable the full validation, registration and assessment of your proposal. Please submit the following:

- Existing and proposed front elevation;

- Existing and proposed sections through the shopfront;
- Detailed elevations and sections of the signage;  
*[please ensure to annotate a scale bar on the drawings so that all the relevant measurements can be checked]*

Once the above details have been submitted and assessed, I will be in the position to register your application and carry out the statutory consultation giving the relevant parties 21 days to forward their comments to the Council.

In the meantime, should you wish further assistance with your application, please do not hesitate to contact me.

Many thanks

Matthias Gentet  
Planning Technician | Planning Solution Team  
Tel: 0207 974 5961 | [matthias.gentet@camden.gov.uk](mailto:matthias.gentet@camden.gov.uk)

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