

**From:** Helen Bowers <helen@helenbowers.com>  
**Sent:** 12 July 2016 11:56  
**To:** Healy, Conor  
**Subject:** Re: 2016/2611/P: 49 Swain's Lane London N6 6QL

Dear Conor

Please withdraw the application and let me have the informal comments by return.

The request to meet at your office was really to obtain an invitation to view your new environment!

I will put your suggestion for pre-app advice to my client but in the past I have found it time consuming and of no assistance. I hope I shall be able to amend the scheme to provide an acceptable solution.

Kind regards

Helen

Helen J Bowers Chartered Architect BEDS MArch ARB RIBA  
Unit 2 Spectrum House, 32-34 Gordon House Road NW5 1LP  
London  
Telephone 0207 284 1101 Mobile 07733103626

On 12 Jul 2016, at 11:07, Healy, Conor <[Conor.Healy@camden.gov.uk](mailto:Conor.Healy@camden.gov.uk)> wrote:

Morning Helen

Thank you for coming back to me.

I can withdraw the application as soon as I have received email confirmation from yourself. As for the potential meeting unfortunately I cannot arrange such a meeting outside of the formal pre app process which I will include a link to below.

I would be happy to share a number of informal comments via email to allow you to be best prepared if you do go forward with a revised scheme, please let me know if this would be of assistance.

However I would encourage the use of the formal pre application service as it does provide a good indication of what would be acceptable.

<https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/pre-planning-application-advice/>

Regards

*Conor Healy*

Planner,  
BA (hons), MPLAN, MIPI.

Regeneration and Planning  
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**From:** Helen Bowers [<mailto:helen@helenbowers.com>]  
**Sent:** 11 July 2016 15:57  
**To:** Healy, Conor  
**Subject:** Re: 2016/2611/P: 49 Swain's Lane London N6 6QL

Dear Conor

I would prefer to withdraw the application and re-submit something that would be more likely to proceed. By what date do we need to withdraw?

Would it be possible to have a chat about potential alterations? I'd be happy to pop in to meet you at your offices. I'd also like to see the new premises at St Pancras so could kill two birds....

This week I could come in on Tuesday afternoon or Thursday all day from 11am onwards. Would either of these work for you?

Kind regards

Helen  
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On 11 Jul 2016, at 15:12, Healy, Conor  
<[Conor.Healy@camden.gov.uk](mailto:Conor.Healy@camden.gov.uk)> wrote:

Hi Helen

I hope you are well.

I have been going through the application at 49 Swains Lane and unfortunately the council cannot support the application. The overall bulk scale and mass of both the first floor and rear and side dormer extension would lead to a visually incongruous addition to the host property which would have a negative effect on the surrounding Conservation area. Therefore the application is due to be refused.

Also I have received a number of objections from local residents and the local conservation area committee.

Going forward there are two options for you to discuss with your client, the first is proceed with the refusal and appeal the decision, whereas the other is to withdraw the application and re submit a scheme which is more sensitively designed and would lessen the impact of the proposals on the surrounding area and residents.

Please let me know how you would like to proceed.

Regards

*Conor Healy*

Planner,  
BA (hons), MPLAN, MIPI.

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