

Rachel Crick

From: Haji-Ismail, Zenab <Zenab.Haji-Ismail@camden.gov.uk>
Sent: 03 March 2016 14:05
To: Rachel Crick
Cc: Bob Woodman
Subject: RE: Frogнал Way - Next Steps

Rachel,

Further to Neil's email. We will be responding to your email on from the 1 March by next Tuesday 8 March.

We wish to undertake a site visit before coming to a final decision. I would be grateful if you could consider accommodating a site visit on the morning of Tuesday 8 March 2016. Neil will not be accompanying us on the site visit. We would like to stress the site visit is to observe the current situation on site and we will not engage in further discussion on site.

I appreciate you felt you felt the meeting had been cut short and there was not an opportunity to discuss the public benefits of the site. However, we feel this can be dealt with in writing.

We anticipate that a decision will be made on the application by Friday 11th March.

Kind regards,

Zenab Haji-Ismail
Senior Planning Officer

Telephone: 020 7974 3270



From: McDonald, Neil
Sent: 03 March 2016 13:53
To: Rachel Crick; Haji-Ismail, Zenab
Cc: Bob Woodman
Subject: RE: Frogнал Way - Next Steps

Dear Rachel,

As I have said in my previous email I am satisfied that Zenab and Catherine are capable of making an informed recommendation on this proposal without a first-hand assessment of the relevant matters myself. I also confirmed to you that Zenab will be responding to your email of 1st March to clarify the position regarding less than substantial versus substantial harm and the other matters as required. You had made clear at the meeting your view that Catherine should inspect the current situation on the site in order to fully inform her opinions about the contribution made by the existing building and potential public benefits of the proposal. Catherine is willing to meet you on site with an open mind to hear what you have to say before proceeding with her final recommendation. Zenab has also agreed to accompany her as case officer. However both Catherine and Zenab have previously visited the site and feel they are familiar both with the existing building and how it relates to the site and the surrounding area. I am also familiar with the site and area but do not see it necessary to accompany Zen and Catherine on their visit in my overseeing capacity.

This application has been with the Council for a considerable amount of time and it is now due a decision. I therefore advise that you take the earliest opportunity for the site visit with Zenab and Catherine if you have any new information to show them in advance of that decision.

Regards

Neil McDonald
Planning Solutions Team Manager

Telephone: 020 7974 2061



From: Rachel Crick [mailto:rachel.crick@dp9.co.uk]
Sent: 03 March 2016 12:25
To: McDonald, Neil; Haji-Ismail, Zenab
Cc: Bob Woodman
Subject: RE: Frogna! Way - Next Steps

Dear Neil

Thank you for your email.

I think there were two points that prompted our request for the follow up meeting on site:

1. Given the reversal of the views which were confirmed by previous conservation/design officers, we had thought that you would be involved in the formulation of the Council's latest response to the planning application. We thought that seeing the site would assist in the forming of your views. Zenab has of course seen the site and Catherine confirmed last week that she has also seen the site recently. On that basis there doesn't seem a great deal of point in holding another site meeting with just those two officers.
2. As you are probably aware, I had a call from Zenab and Catherine yesterday in which Catherine seems to have changed the view that she had expressed at our meeting last week – she may no longer believe that the proposal would cause substantial harm to the conservation area. Given the continuing changes to officers' position on the scheme, we would like to have a reply to our 1st March email.

We understand that officers have limited availability, so perhaps Zenab and Catherine's time would be best spent in replying to our email. We can then revisit arrangements for a further meeting to finish the agenda that we issued in advance of last week's meeting (you will recall that officers ran out of time before we could address the public benefits of the proposed development).

Kind regards
Rachel

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Associate

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From: McDonald, Neil [mailto:Neil.McDonald@camden.gov.uk]
Sent: 02 March 2016 16:16
To: Rachel Crick; Haji-Ismail, Zenab
Cc: Bob Woodman
Subject: RE: Frogna Way - Next Steps

Dear Rachel,

Catherine will attend the site visit as conservation officer advising on this scheme together with Zenab being the case officer. Whilst I am involved in an overseeing capacity as Zenab's line manager this does not entail me undertaking site visits on her projects. Whilst I will continue in my overseeing capacity I am confident in Zenab and Catherine's abilities in their respective roles to assess all the relevant matters and come to a recommendation. This will be signed off either through the delegated process or committee in the usual way.

I will ask Zenab to make sure she responds to you on your further points raised in your email of 01 March.

Regards,

Neil McDonald
Planning Solutions Team Manager

Telephone: 020 7974 2061



From: Rachel Crick [mailto:rachel.crick@dp9.co.uk]
Sent: 02 March 2016 13:50
To: Haji-Ismail, Zenab
Cc: McDonald, Neil; Bob Woodman
Subject: RE: Frogna Way - Next Steps

Hi Zenab

Thank you for getting back to me about potential site meeting dates. We are disappointed that you have advised that Neil is not going to attend any of the proposed dates. We consider it is crucial that Neil is at the site visit too, alongside yourself and Catherine, so that you all have been on site to inform the decision making process.

It has been more a month since we originally tried to arrange a meeting on site, however at the last minute the visit was changed to a meeting at your office. At this meeting we did not have an opportunity to finalise our discussion with Neil and Catherine.

Can you please advise when Neil would be available for a site visit to enable us to finish the agenda for previous meeting?

Many thanks
Rachel

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From: Rachel Crick
Sent: 01 March 2016 12:20
To: Haji-Ismail, Zenab
Subject: FW: Frogna! Way - Next Steps

Hi Zenab

Further to our discussion can you please confirm if Neil McDonald would also be available to attend the site visit on the dates mentioned? It is very important he visits the site as he advised he had not been there since 2009.

Many thanks
Rachel

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Associate

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From: Rachel Crick
Sent: 01 March 2016 11:50
To: Haji-Ismail, Zenab; 'Neil.McDonald@camden.gov.uk'
Cc: 'Bob Woodman (Bob.Woodman@dp9.co.uk)'
Subject: Frogna! Way - Next Steps

Dear Zenab and Neil

Thank you for meeting with us last week to discuss the heritage issues associated with the proposed redevelopment of 22 Frogna! Way. It was unfortunate that the meeting had to be cut short before reaching the end of the agenda. We were surprised by Catherine Bond's view that the proposed development would result in substantial harm to the conservation area. In our note of last week we confirmed that substantial harm will arise only where the very essence of the heritage asset (in this case the Hampstead Conservation Area) would be drained away. Please could you confirm if the Council takes any different view of the test?

As we discussed at the meeting we consider that the baseline position for the heritage assessment is the 2009 permission and the associated amendment to the brickwork consent (2011). The Heritage Statement submitted

with the application provides a clear assessment of why it is considered that the 2009-2011 baseline position would result in a building which would be different in appearance and character from the original Pank building. Our position is that the 2009-2011 Alan Power scheme erodes the positive contribution made by the previously existing building to the Hampstead conservation area. Notwithstanding this, the new baseline makes a marginal positive contribution. This contribution consists of the building's distinctive form, design and low profile. Please could you confirm that the Council accepts that the baseline from which any changes should be considered is formed by the 2009-2011 permissions?

As you are aware the NPPF requires the decision maker to assess whether the proposed demolition of the building and its proposed replacement would meet the statutory test to preserve and enhance the conservation area as a whole. We were pleased to hear Catherine's view that the proposed scheme is of a high quality. However, this did not appear to have been taken into consideration in her initial view that no proposed building design could be capable of overcoming her in principle objection to the demolition of the 2009-2011 building. During our discussions, Catherine noted that the local sub area contained individual and varied architecture of international, national and local importance. She indicated that a design by an international architect might be acceptable as a replacement for the 2009-2011 building. KSR have written separately to Catherine on this point.

We remain of the opinion that the proposed building is of a high quality and would positively enhance the contribution made by the application site to the character and appearance of the conservation area. Taking account of the comments made by the appeal Inspector of 2008, we believe there can be no doubt that the current proposals ensure that the character and appearance of the conservation area is, as a minimum, preserved.

We had no opportunity to discuss the public benefits of the proposed scheme with you. If you were to conclude that the loss of the building would result in less than substantial harm, we consider these benefits outweigh the loss of the 2009-2011 building.

We therefore request the opportunity of a further meeting with you to discuss the associated public benefits of the proposed development. We request that the meeting is held on site, so that a full understanding of the implications of the 2009-2011 permissions can be seen first-hand (eg. the site level works undertaken on site).

Can you please advise when you would be available to meet in Hampstead?

Many thanks
Rachel

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