

From: Dempsey, Matthew
Sent: 30 September 2016 11:51
To: 'info@thesacredspacecompany.co.uk'
Cc: [REDACTED] Planning
Subject: 2016/4569 & 2016/4818 - Basement Flat 65 Grafton Way.
Attachments: Full Planning and LB combined form.pdf

Dear Mr Spring,

Ref: 2016/4569 & 2016/4818

I am e-mailing you with regards to your application(s) for "Single storey extension within rear basement courtyard" at:

Basement Flat
65 Grafton Way
London
W1T 6JA

I have been allocated these cases by senior managers due to an officer recently leaving Camden. Unfortunately there have been some errors in the validation and consultation process which will need to be rectified before I can make a recommendation. I have tried to call your mobile and your office number this morning without success – please call me back to discuss should you wish to: 020 7 974 3862.

The crux of the matter is that; we require; a Full Planning Permission Application Form, a Listed Building Consent Application form, and; a Heritage Statement, before I can re-register the application(s) and re-consult all parties. For this reason I have had to make the application(s) invalid. I have copied this e-mail to the Council conservation officer, and; the local Conservation Area Advisory Committee (Bloomsbury) contact to make them aware of the situation.

Although we have received an application form for planning permission, you have submitted a 'householder form', and; this proposal should be dealt with under a 'full planning permission' application, as the property is split into flats. Due to the Grade II status of the property, the proposal will also require 'listed building consent'. I can confirm there is no further fee to pay.

I realise it is more than six weeks since you originally submitted your proposal and these issues/ details should have been highlighted / requested at an earlier stage, however I am statutorily obligated to provide the details of the application to the public for consultation. As the application(s) are technically incomplete and the documents were not made public throughout the previous 6 weeks, I must re-consult for 21 days. As soon as I receive the documents, I will re-register the application(s) and re-consult.

Due to the poor service you have received and the inconvenience to your client, I shall endeavour to provide you with a decision shortly after the new consultation period. I would like to agree a target with you, so that you can best inform your

clients of the likely date for a decision. I would suggest 28 days from the receipt of outstanding documents to allow for; a full consultation, some time to collate any responses we may receive and to reach a decision. (The precise date may be slightly dependent on the publication for a press notice. A new site notice will also have to be erected). Ideally, I would also like to arrange a site visit with the conservation officer. Would you be able to provide a suitable date for this? Under the circumstances I can be quite flexible for you.

Below, I have copied the guidance re: Heritage statements for your information:

You must provide information about:

- the significance of the heritage asset affected, including any contribution made by their setting;
- the principles of and justification for the proposed works; and
- the impact of the proposal on the significance of a heritage asset, does it cause substantial harm or total loss of significance.

The information should explain

- the sources that you have considered;
- the expertise that you have consulted; and
- the steps that have been taken to avoid or minimise any adverse impacts on the significance of the asset.

The type and amount of detail required will vary according to the particular circumstances of each application.
<end>

I have attached a blank 'combined Full Planning Permission and Listed Building consent form' to complete and return to me. Please forward the application form and heritage statement to me at your earliest convenience and I will expedite the application(s) forthwith.

I do apologies for this situation arising and hope we can reach a suitable resolution. Should you have any queries, please contact me.

Yours sincerely,
Matthew

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- on new improved posters on lamp posts
- by signing up to [planning e-alerts](#)
- in the planning section of the [Camden Account](#)
- through adverts in the Camden New Journal and Ham & High

You can [sign up](#) to our new and improved planning e-alerts to let you know about new planning applications, decisions and appeals.