

Dike, Darlene

From: Hope, Obote
Sent: 28 February 2017 15:28
To: Planning
Subject: FW: 22 Fortess Road (2015/5858/P)
Attachments: image002.png

Please log the attached as an objection.

Thanks

Obote Hope
Planning Officer
020 79742555

From: Caedmon Tunstall-Behrens [REDACTED]
Sent: 24 February 2017 16:42
To: Hope, Obote
Subject: Re: 22 Fortess Road (2015/5858/P)

Obote,

Please see my comments below. I would be grateful if you could please upload these to the related docs section of the planning site as a comment/Objection since the link has gone for me to do it myself. You can use my name and address as per the response i made on 20 February.

I would also like to be **informed by email or phone** as to when and where the committee will take place.

Regards
Caedmon

I have read the Daylight and Sunlight Assessment dated 22 November 2016 and refer to this document in my objection below.

I note that the survey concludes that the proposed scheme meets the guidelines set out by the BRE for each of the windows surveyed in that no more than 20% of the available light pre-construction will be obstructed. It is estimated that window 10 will have a 14.31% negative impact on light retained, decreasing VSC from 17.919 to 15.355.

Whilst this 85.69% of the VSC is estimated to be retained, Given the low base from which this window is starting (for reference the window one story above has an existing VSC of 25.204 and the window two stores above has a VSC of 36.382) I would argue that the proposed extension will have a material impact on the quality of living both within the flat and also in the outdoor area onto which the window looks directly in front.

Finally, I am disappointed and rather aggrieved to see the decision notice approving 2016/5944/P. I have not been informed about the application, despite having an outstanding objection to this current application due to the impact on light to my property. I only found out about this second application this week, after the decision had been made. I would have expected and hoped for a phone call or email at the very least asking whether I was aware of this application before the decision was issued.

On Tue, 21 Feb 2017 at 08:59, Hope, Obote <Obote.Hope@camden.gov.uk> wrote:

Hi Caedmon,

OK, I'll put the document in a folder for the 6th of March.

Kind Regards

Obote Hope
Planner
Regeneration and Planning
Culture and Environment
London Borough of Camden

Telephone: 020 7974 2555
Web: camden.gov.uk

2nd Floor
5 Pancras Square
London N1C 4AG



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From: Caedmon Tunstall-Behrena [REDACTED]
Sent: 21 February 2017 08:50

To: Hope, Obote
Subject: Re: 22 Fortess Road (2015/5858/P)

Dear Obote,

Thank you for your response. Input in a holding objection yesterday and will come back with a fuller response to the the additional documents this week. Please could you ensure the members briefing meeting does not take place until this is received?

Could you also let me know when the consultancy expiry was put in for 20 Feb? The time line seemed to have been pretty tight.

Thanks

Caedmon

Sent from my iPhone

On 21 Feb 2017, at 08:31, Hope, Obote <Obote.Hope@camden.gov.uk> wrote:

Dear Caedmon,

Sorry I missed your call, was in meetings most of yesterday. The application had to wait until CAACS were re-consulted as requested by Members the last day was yesterday, the application will go to members briefing with recommendation for approval as discussed with Izabela.

Kind Regards

Obote Hope
Planner
Regeneration and Planning
Culture and Environment
London Borough of Camden

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Web: camden.gov.uk

2nd Floor
5 Pancras Square
London N1C 4AG

<image001.png> <image002.png> <image003.png>

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From: Caedmon Tunstall-Behrena [REDACTED]
Sent: 20 February 2017 15:11
To: Hope, Obote
Subject: Re: 22 Fortess Road (2015/5858/P)

Dear Obote,

I just tried to call to discuss the planning application noted below. I note that there is a comments until today that has recently been it in the application portal (this is I believe a change in the last two weeks). Could you please give me a call to discuss today? I am available on 07845298293

Thanks

Caedmon

Sent from my iPhone

On 2 Aug 2016, at 10:40, Hope, Obote <Obote.Hope@camden.gov.uk> wrote:

Dear Izabela,

Please see the email be from Mr Tunstall-Behrens who is concerned about the loss of daylight/sunlight to his property. The window in question is located on the ground floor directly below window number 4 as annotated on page 9 of the submitted daylight/sunlight assessment. Can you amend the Daylight/sunlight report to include this window and what impact the proposed first floor extension would have on these properties to the rear. Please double check that you have included all the windows and no other windows have been excluded from the report.

Once this is done can you send me the revised daylight/sunlight report.

Kind Regards

Obote Hope
Planner
Regeneration and Planning
Culture and Environment
London Borough of Camden

Telephone: 020 7974 2555
Web: camden.gov.uk

2nd Floor
5 Pancras Square
London N1C 4AG

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From: Caedmon Tunstall-Behrens [REDACTED]
Sent: 02 August 2016 10:19
To: Hope, Obote
Subject: Re: 22 Fortess Road (2015/5858/P)

Hi Obote,

Thanks for coming back to me. It is directly below window 4. Window 4 is the first floor, and 5 the second floor.

I have flagged this with T16.

Best

Caedmon

On Tuesday, 2 August 2016, Hope, Obote <Obote.Hope@camden.gov.uk> wrote:

Dear Caedmon,





Can you please give an indication on the attached report where your window is likely to be located so a can arrange for the Daylight/sunlight report to include an assessment of your windows. Please refer to page 9 of the report.

Thanks

Obote Hope
Planner
Regeneration and Planning
Culture and Environment
London Borough of Camden

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5 Pancras Square
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Planning Advice and Information Service (Camden Council)

London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Also copying (cc)

Central Complaints Unit (Camden Council)

London Borough of Camden
5th Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

From: **Caedmon Tunstall-Behrens**

Leaseholder of:
Flat D, The Piano Works
28-34 Fortress Grove
London
NW5 2HB

28 February 2017

Dear Sir/Madam,

I am writing with reference to the planning applications 2016/5944/P and 2015/5858/P. It is noted that these two applications pertain to the same property at 22 Fortress Grove NW5 and that they are identical in their request for planning approval except that application 2016/5944/P excludes the request for a basement excavation. I have seen the notice on the Planning website that the 2016 application was approved on 15 February 2016. I am very disappointed that this has been submitted and agreed without consultation to those that had dealings with the 2015 application, and have outlined my key concerns with how the process was carried out on both applications below.

I am considering going to the Ombudsman to make a complaint about this matter as I do not think that I have been treated either fairly or appropriately.

Application 2015/5858/P

I made an objection to the 2015 application because of concerns around the light impact that the proposed first floor extension would have on my property, as well as structural considerations to the building. The complaint led to the undertaking by the application of a light survey. This survey originally excluded my window, which I pointed out to the Planning office and consulting firm carrying out the survey and which led to a second version of the survey being submitted on 21 November 2015.

Having raised concerns about the potential light impact and then having pointed out that not all impacted windows were in fact surveyed in the revised survey, I would have expected to be informed that the revised light survey had been prepared and uploaded to the planning application

site. This was not the case, and I only found out about the new survey and its results at the end of January 2016. The light survey considered the BRE's guidelines on light impact and concluded that the scheme would not have an adverse impact on any of the windows included in the survey. Given the low base to begin with of Window 10 in the report, I would question whether the 15% impact to total VSC light is acceptable. Further there is no measure to the impact of remaining light available to the outdoor area in front of the window in question. These are concerns that I raised in my objection dated 24 February 2015, which I understand the case officer is logging.

My second complaint on this application is that at some point between the end of January and 20 February a consultation deadline for comments for the application was imposed for 20 February. This deadline was not communicated to those that had objected to the proposed scheme.

Finally, I would have expected that it is part of the normal course of due process for the case officer to notice that another planning application had been submitted for the same property, and for that fact to be communicated to those that had commented on, or objected to, any other applications that were linked to the same address. This is particularly the case where the second application was a sub-set of the items requested in the original application.

Application 2016/5944/P

I am disappointed and rather aggrieved to see the decision notice approving 2016/5944/P. I have not been informed about the application, despite having an outstanding objection to another application tied to the same address due to the impact on light to my property. I am shocked that the two applications were not linked and that the objections to the first application were not considered or discussed at the approval committee. A brief skim of the two descriptions given of the separate applications would reveal that they share the same request to build a first floor extension.

I only found out about this second application last week, after the decision had been made. I would have expected and hoped for a phone call or email at the very least asking whether I was aware of this application before the decision was issued. I have also sent my objection to the 2015 application to the case officer in charge of the 2016 application.

I look forward to your response. I do not live at the address above and would therefore like to be contacted by email or to the address below.

Yours sincerely

[Redacted signature]

Caedmon Tunstall-Behrens

[Redacted contact information]

Address: Flat 2, 58 Elsham Road, London, W14 8HD