

From: Aimee Squires <ASquires@savills.com>
Sent: 04 April 2017 17:03
To: Peres Da Costa, David
Subject: RE: 2017/0579/P - Netherhall Gardens
Attachments: 8240 Structural Design & Construction Statement Appendix B.PDF

Dear David,

Further to our phone conversation yesterday, I can confirm that the drawings comprising appendix A are on the website shown uploaded on 16th February 2017. Appendix B which is attached is not shown on the website.

I will review the email below and will provide a response as soon as possible.

Kind regards,
Aimee

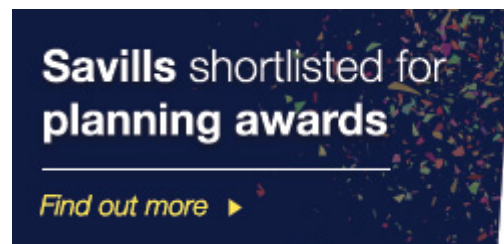
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From: Peres Da Costa, David [mailto:David.PeresDaCosta@Camden.gov.uk]
Sent: 04 April 2017 14:00
To: Aimee Squires
Subject: RE: 2017/0579/P - Netherhall Gardens

Dear Aimee,

Neighbours have raised issues regarding the accuracy of the tree report, presence of bats and overshadowing (attached).

Please provide a response to the issues raised.

It is a local requirement to provide a protected species survey for bats and breeding birds for proposed development which involves demolition of buildings when it involves a pre-1914 building with gable ends. If it is clear that no protected species are present, the applicant should provide evidence with the planning application to demonstrate that such species are absent (e.g. this

might be in the form of a letter or brief report from a suitably qualified and experienced person, or a relevant local nature conservation organisation).

Kind regards

David

David Peres da Costa
Senior Planning Officer
Regeneration and planning
Supporting Communities

Tel.: 020 7974 5262

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From: Aimee Squires [<mailto:ASquires@savills.com>]

Sent: 03 April 2017 13:04

To: Peres Da Costa, David

Subject: RE: 2017/0579/P - Netherhall Gardens

Dear David,

The appendices are not attached at the end of the document (due to file size) – they were provided as separate documents. I have attached these for your reference.

Please note that these appendices are unchanged from the information submitted as part of the previous application and therefore have been reviewed by Campbell Reith.

Please let me know if you have any further questions.

Kind regards,
Aimee

Aimee Squires
Associate
Planning Central West

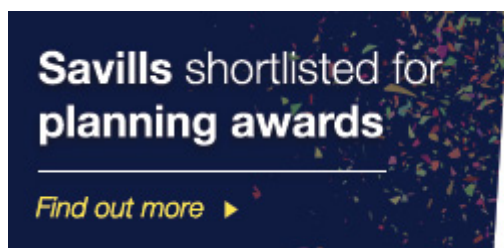
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From: Peres Da Costa, David [<mailto:David.PeresDaCosta@Camden.gov.uk>]
Sent: 03 April 2017 09:28
To: Aimee Squires
Subject: RE: 2017/0579/P - Netherhall Gardens

Dear Aimee,

An objector has advised that Appendix A and B from the Sinclair Johnston 'Structural Design & Construction Statement' (January 2017) are missing from the submitted documents.

Can you confirm whether these documents have been provided.

Kind regards

David

David Peres da Costa
Senior Planning Officer
Regeneration and planning
Supporting Communities

Tel.: 020 7974 5262

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From: Aimee Squires [<mailto:ASquires@savills.com>]
Sent: 23 March 2017 11:49

To: Peres Da Costa, David
Subject: RE: 2017/0579/P - Netherhall Gardens

Dear David,

Thank you for your email and for speaking to me on the phone last week.

As discussed, the planning statement did not consider the draft Local Plan as the application was expected to be determined before the Inspector's comments issued – the application was validated on the 31st January 2017 and eight weeks from this date is 28th March 2017. As a result of the public consultation only commencing on 8th March 2017, I understand that the first committee that the application can be presented to is 27th April 2017 and your report is due to be completed by 6th April 2017. I would appreciate your assistance in ensuring the application can go to the 27th April 2017 committee given the delays in processing the application so far (validation and public consultation).

Please let me know if you identify any issues with the application at your earliest convenience so that we can respond to these in order for you to complete your report by 6th April 2017.

Kind regards,
Aimee

Aimee Squires
Associate
Planning Central West

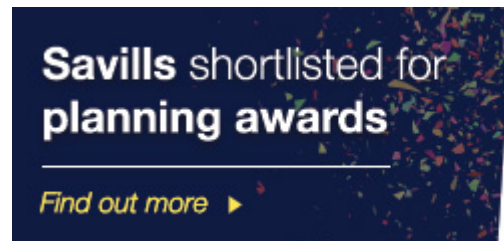
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From: Peres Da Costa, David [<mailto:David.PeresDaCosta@Camden.gov.uk>]
Sent: 17 March 2017 15:48
To: Aimee Squires
Subject: RE: 2017/0579/P - Netherhall Gardens

Dear Aimee,

I note the planning statement does not take account of the local plan.

The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and

seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

The Inspector's report into the examination, is expected in early - mid April. At this point the Local Plan policies should be given substantial weight.

Of particular note is policy A5.

We will work towards the application being on the agenda for DCC on 27th April – the first committee it can go and we very much hope the inspector's report will not be issued before then. Please call me if you wish to discuss.

Kind regards

David

David Peres da Costa
Senior Planning Officer
Regeneration and planning
Supporting Communities

Tel.: 020 7974 5262

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From: Aimee Squires [<mailto:ASquires@savills.com>]

Sent: 14 March 2017 11:40

To: Peres Da Costa, David

Subject: 2017/0579/P - Netherhall Gardens

Dear David,

Thank you for taking the time to speak through the changes to the proposal with me over the phone – please do let me know if any further information is required.

In order to assist you with your assessment, I have put together a planning statement – this is attached.

When finalising the planning statement I noted that the submitted daylight and sunlight statement did not include the updated appendix 2 relating to the vertical sky component test, despite the main body of the report confirming that the revised scheme is compliant with the BRE guidelines in relation to daylight and sunlight. I have attached a new report which includes the updated appendix 2. In appendix 2, you will see that the only changes are in relation to 24A Netherhall Gardens. All windows which were previously identified to pass the BRE guidelines (report dated November 2016) still pass, achieving a minimum VSC ratio of 0.8. The change to note is that the new report confirms that window 78 achieves a minimum VSC ratio of 0.8. This change has resulted from the various cutbacks we have made to the building along the common boundary with 24A Netherhall Gardens. Please do not hesitate to contact me if you would like to discuss this.

I note that there have been no public comments/objections to date. Have you had a chance to review the revised proposal and/or do you have any comments to pass on from internal consultants?

Kind regards,
Aimee

Aimee Squires
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