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**From:** Quigley, Elaine  
**Sent:** 27 February 2018 09:59  
**To:** Planning  
**Subject:** FW: Templar House, Eagle St, 2015/4407/P

Hi,

Can this objection letter be redacted and uploaded to the website.

Thanks

Elaine

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**From:** Karen Ross [REDACTED]  
**Sent:** 27 February 2018 09:56  
**To:** P. D. Wager [REDACTED]; Quigley, Elaine [REDACTED]; Eunice Roberts [REDACTED]  
**Cc:** [REDACTED]; Fulbrook, Julian (Councillor) <Julian.Fulbrook@camden.gov.uk>; Cveta [REDACTED]; Pam Smith [REDACTED]  
**Subject:** RE: Templar House, Eagle St, 2015/4407/P

Dear Elaine,

May I just add further concerns from the residents and freeholders of **42 Eagle Street**.

The reduction of light aside, which is of primary concern and will severely reduce our quality of life (especially to the well being of the children and older people who live within this community), there just has not been sufficient consultation whatsoever in the form of an advertised public meeting where these issues can be addressed.

I also want to highlight further concerns about the toxicity levels that will plague the immediate environment, and how this additional and dangerous pollution will be dealt with. There is no way such a long and extensive build will not have a serious and detrimental impact. There will be a reduction in the quality of air, an increase in diesel engine traffic, diesel machinery, along with the ongoing dust and noise – add to this the issue of closing the street at times and how that will effect residents with disabilities who live in our building and others.

I too have heard nothing beyond our initial comments and concerns being submitted to the council.

Eagle and Red Lion Street is a large residential community and this will have serious impact on us all. Please advise the specifics of a local public meeting and confirm if the developers will be there or who will speak on their behalf.

As this build will be have such a negative impact on the quality of all our lives, and those of our children, we will ensure as many of the local community will be there as possible. There is a lot of interest.

Kind regards,

Karen Ross

**Freeholder and Resident 42 Eagle Street**

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**From:** P. D. Wager [REDACTED]  
**Sent:** 27 February 2018 08:47  
**To:** Quigley, Elaine [REDACTED]; Eunice Roberts [REDACTED]  
**Cc:** [REDACTED] Fulbrook, Julian (Councillor) <[Julian.Fulbrook@camden.gov.uk](mailto:Julian.Fulbrook@camden.gov.uk)>; Karen Ross [REDACTED]; Cveta [REDACTED]; Pam Smith [REDACTED]  
**Subject:** Re: Templar House, Eagle St, 2015/4407/P

Dear Elaine

Further to your reply to Eunice, I am absolutely horrified that we have not been properly consulted on this planning application and that the 'majority of the changes relate to the internal layouts...' and that the height of the building has not been altered. It will cast a long shadow over the neighbouring residential properties not to mention the Gardens in Red Lion Square. As I look out of my kitchen window now which faces south east, this building will be blocking the rising sun at 8.30 a.m. on a winter's morning. My neighbour 2 floors down will suffer even more loss of light. Eagle Street will be a dark canyon.

I am forwarding my comments made to Camden on the planning application sent on 18 April 2017.

regards

Patricia Wager  
Chair RLTRA

On 26/02/2018 17:24, Quigley, Elaine wrote:

Dear Eunice

Thank you for your email. Apologies for the delay in responding to your query.

The applicants have submitted a full set of drawings which are the latest drawings dated 01/0/2018. The majority of the changes relate to the internal layouts of the residential flats within the new residential block and it was not considered necessary to re-consult on these internal changes.

When you refer to a method statement document can you just confirm what this is? If it is in relation to a Construction Management Plan this would be secured as part of a section 106 legal agreement. The hours of demolition and construction works is controlled under the Control of Pollution Act 1974. It restricts the hours that building work can be heard at the boundary of the site between 08:00 and 18:00 hours Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays and Public Holidays. The CMP would need to be consulted upon locally by the applicant and the final document would need to show that it has taken on board any comments received. In that regard, if planning permission is granted for the development, it is suggested that the residents may wish to raise the issue of restricting the types of construction works that are carried out on a Saturday morning to less noisy works. Officers can then ensure that this is reflected in the final CMP.

I hope that this helps.

Kind regards

Elaine

**From:** Eunice Roberts [REDACTED]  
**Sent:** 13 January 2018 14:23  
**To:** Quigley, Elaine [REDACTED]

Cc: P.D. Wager [REDACTED] Fulbrook, Julian (Councillor)

Subject: Re: Templar House, Eagle St, 2015/4407/P

Dear Elaine

I have not heard anything from the DCC about Templar House, so I am presuming that the third plan has not been presented to them. I am (along with our TRA) concerned that the decision will be presented to the DCC without us seeing the latest plans and method statement document. Is it possible to view the latest plans before the presentation so that there can be some public consultation and we can be prepared?

We would also like to present our case as to some form of recognition for compensation, due to the potential disturbance, inconvenience and damage to our property.

I am also copying Councillor Julian Fulbrook who lives locally.

Once again many thanks for all your help on this matter.

Regards

Eunice

Eunice Roberts

On 25 September 2017 at 10:35, Quigley, Elaine [REDACTED] wrote:

Dear Eunice

Thank you for your email.

When a major planning application, like Templar House, is submitted and an officer makes a recommendation for approval it is presented at a development control committee (DCC) which I believe is the public meeting that you refer to in your email. When it is scheduled to be discussed at the DCC meeting notification letters are sent to all residents who have commented or objected to an application advising them of the date, time and location of the meeting when the application is due to be discussed. DCC meetings are normally held every 3 weeks on a Thursday evening at 7:00 at the Camden Town Hall. If local residents wish to make a deputation they are required to contact Camden Committee Services (this information is contained in the notification letter).

As we discussed on site there are still major outstanding issues with the current planning application that have yet to be resolved. I believe that I advised that a decision on this scheme is not imminent.

I have not yet been advised what responsibilities the developer has to local residents when works start on large development sites in terms of wear and tear to neighbouring buildings. As I advised on site this is something that I need to research and will confirm once I have had the opportunity to do this.

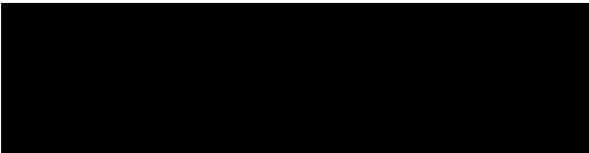
I hope that this information is of use to you.

Kind regards

Elaine

Elaine Quigley  
Senior Planner

Telephone: 020 7974 5101



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[Dear Elaine Quigley](#)

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[I wrote to you asking about the third plan on Templar House but haven't heard anything back. When the plan was first proposed I was told that there would be public meetings about it as it developed and asked to](#)

know when they would be but I didn't hear of anything. When you came to view Templar House from my balcony you said that the decision would be imminent. It would be beneficial to all in the area if we knew about this as it is such a major project and I am sure you saw in such a confined area as well.

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I am copying in Patricia Wagar the Chair of the Red Lion Tenants and Residents Association and Richard Walker the Secretary. Should this plan go ahead we do want the proposers of the development to acknowledge the disruption for local residents and also for the occupants of Beckley the wear and tear not only on the building but the individual properties.

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Many thanks

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Eunice Roberts

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