

Kieron Hodgson

From: Freya Turtle
Sent: 06 October 2017 17:52
To: Kieron Hodgson
Cc: Nick Spall; Emma Conwell
Subject: FW: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Kieron – for us to discuss on Monday.

Kind regards,

Freya Turtle MRTPI
Associate, Planning

telephone: 020 3657 5031
mobile: 07805 050 448
email: fturtle@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Tulloch, Rob [mailto:Rob.Tulloch@camden.gov.uk]
Sent: 06 October 2017 07:44
To: Emma Conwell <EConwell@iceniprojects.com>; Tulloch, Rob <Rob.Tulloch@camden.gov.uk>
Cc: Freya Turtle <FTurtle@iceniprojects.com>
Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Hi Emma,

A new issue has been raised during the moderation process.

As you know, as part of our basement policy (A5) we generally require Basement Impact Assessments (BIA) to be independently verified. We did not ask for this to be done in this case as we felt the application was unacceptable in principle.

However, one of the reasons for refusal could be the absence of an independent assessment. It may be better to get Campbell Reith to review the BIA. As this would remove the need for refusal on this ground (although the basement would still be refused on the grounds of being below an existing basement and more than one storey).

If your client were minded to appeal, it could also make the appeal process more straightforward as the Inspector would only have to consider the principle of the basement. If Campbell Reith are

satisfied with the BIA it would also demonstrate, to the Council and the Inspectorate in the event of any appeal, that the proposed works would not harm the built and natural environment.

I understand this request comes rather late in the process, but we think it would help the application, particularly if your client chooses to appeal.

Kind regards

Rob Tulloch
Senior Planning Officer
Planning Solutions Team
Regeneration and Planning
Supporting Communities
London Borough of Camden

Telephone: 020 7974 2516
Fax: 020 7974 1680
Web: camden.gov.uk

2nd Floor
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

From: Emma Conwell [<mailto:EConwell@iceniprojects.com>]
Sent: 04 October 2017 16:12
To: Tulloch, Rob <Rob.Tulloch@camden.gov.uk>
Cc: Freya Turtle <FTurtle@iceniprojects.com>
Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

Happy to agree an extension of time until tomorrow. Please ensure to copy my colleague Freya in my absence.

Kind regards,
Emma

Emma Conwell BSc MSc
Planner, Planning

telephone: 020 3435 4207
mobile: 07875 681 231
email: econwell@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Tulloch, Rob [<mailto:Rob.Tulloch@camden.gov.uk>]
Sent: 04 October 2017 16:00
To: Emma Conwell <EConwell@iceniprojects.com>
Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Hi Emma,

Unfortunately the manager needed to sign it off has been out of the office this afternoon. It has been moderated, but it may be that it won't get signed off until tomorrow. Can we agree an extension of time till tomorrow just in case?

kind regards

Rob Tulloch
Senior Planning Officer
Planning Solutions Team
Regeneration and Planning
Supporting Communities
London Borough of Camden

Telephone: 020 7974 2516
Fax: 020 7974 1680
Web: camden.gov.uk

2nd Floor
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

From: Emma Conwell [<mailto:EConwell@iceniprojects.com>]
Sent: 04 October 2017 15:57
To: Tulloch, Rob <Rob.Tulloch@camden.gov.uk>
Cc: Kieron Hodgson <KHodgson@iceniprojects.com>; Freya Turtle <FTurtle@iceniprojects.com>; Nick Spall <nspall@iceniprojects.com>
Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

Please can you provide an update regarding issue of the decision notice. Our client is expecting this today. I have tried calling but been unable to speak with you.

For information, I am on annual leave tomorrow and Friday so please ensure that you copy my colleague Freya Turtle (cc'd in) to any correspondence in my absence.

Kind regards,
Emma

Emma Conwell BSc MSc
Planner, Planning

telephone: 020 3435 4207
mobile: 07875 681 231
email: econwell@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Emma Conwell

Sent: 03 October 2017 16:13

To: 'Tulloch, Rob' <Rob.Tulloch@camden.gov.uk>

Cc: Kieron Hodgson (KHodgson@iceniprojects.com) <KHodgson@iceniprojects.com>; Freya Turtle (FTurtle@iceniprojects.com) <FTurtle@iceniprojects.com>; Nick Spall <nspall@iceniprojects.com>

Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

Thank you. We are happy to agree an extension until tomorrow (Wednesday 4 October) for receipt of the decision notice.

Kind regards,
Emma

Emma Conwell BSc MSc
Planner, Planning

telephone: 020 3435 4207
mobile: 07875 681 231
email: econwell@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Tulloch, Rob [<mailto:Rob.Tulloch@camden.gov.uk>]
Sent: 03 October 2017 13:55
To: Emma Conwell <EConwell@iceniprojects.com>
Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Hi Emma,

My report is currently being moderated. Can I ask for an extension of time to tomorrow please?

kind regards

Rob Tulloch
Senior Planning Officer
Planning Solutions Team
Regeneration and Planning
Supporting Communities
London Borough of Camden

Telephone: 020 7974 2516
Fax: 020 7974 1680
Web: camden.gov.uk

2nd Floor
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

From: Emma Conwell [<mailto:EConwell@iceniprojects.com>]
Sent: 03 October 2017 09:33
To: Tulloch, Rob <Rob.Tulloch@camden.gov.uk>
Cc: Nick Spall <nspall@iceniprojects.com>; Kieron Hodgson <KHodgson@iceniprojects.com>; Freya Turtle <FTurtle@iceniprojects.com>
Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Rob,

As per the below email trail, please can you let me know as soon as possible when we are to receive the decision notice for the above application reference?

I have tried calling and been unable to speak to you.

Regards,
Emma

Emma Conwell BSc MSc
Planner, Planning

telephone: 020 3435 4207
mobile: 07875 681 231
email: econwell@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Emma Conwell

Sent: 29 September 2017 16:19

To: 'Tulloch, Rob' <Rob.Tulloch@camden.gov.uk>

Cc: Nick Spall <nspall@iceniprojects.com>; Kieron Hodgson <KHodgson@iceniprojects.com>; Freya Turtle <FTurtle@iceniprojects.com>

Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

In addition to the below email correspondence and recent telephone dialogue, please could you ensure that the decision notice is issued imminently.

The determination date has long since passed and our client is becoming increasingly frustrated that we have not yet had sight of the decision notice.

Alternatively, please could you let me know if it will not be possible to issue the decision notice in the coming week.

Kind regards,
Emma

Emma Conwell BSc MSc
Planner, Planning

telephone: 020 3435 4207

mobile: 07875 681 231

email: econwell@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Emma Conwell

Sent: 25 September 2017 12:05

To: 'Tulloch, Rob' <Rob.Tulloch@camden.gov.uk>

Cc: Nick Spall <nspall@iceniprojects.com>; Kieron Hodgson <KHodgson@iceniprojects.com>; Freya Turtle <FTurtle@iceniprojects.com>

Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

Further to my below email correspondence, please could you provide us with an update regarding the decision notice. I understand you were completing your officer's report for internal sign off over a week ago, with issue of the decision notice anticipated thereafter. Please do let us know if there are any problems in issuing the decision notice over the coming days.

Kind regards,
Emma

Emma Conwell BSc MSc
Planner, Planning

telephone: 020 3435 4207

mobile: 07875 681 231

email: econwell@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

Iceni Projects is attending the REVO Conference and Exhibition, Liverpool on 19-21 September 2017. To arrange a meeting [click here](#).

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Emma Conwell

Sent: 20 September 2017 16:23

To: 'Tulloch, Rob' <Rob.Tulloch@camden.gov.uk>

Cc: Nick Spall <nspall@iceniprojects.com>; Kieron Hodgson <KHodgson@iceniprojects.com>; Freya Turtle <FTurtle@iceniprojects.com>

Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

In addition to the below email correspondence and our recent telephone conversations, please can you advise as to when we can expect to receive the decision notice?

Kind regards,
Emma

Emma Conwell BSc MSc
Planner, Planning

telephone: 020 3435 4207

mobile: 07875 681 231

email: econwell@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

Iceni Projects is attending the REVO Conference and Exhibition, Liverpool on 19-21 September 2017. To arrange a meeting [click here](#).

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Emma Conwell

Sent: 06 September 2017 09:57

To: 'Tulloch, Rob' <Rob.Tulloch@camden.gov.uk>

Cc: Nick Spall <nspall@iceniprojects.com>; Kieron Hodgson <KHodgson@iceniprojects.com>; Freya Turtle <FTurtle@iceniprojects.com>

Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

Further to the below we would be grateful if you could advise timescales as to when we can expect the decision notice?

I tried calling but have been unable to speak with you.

Kind regards,
Emma

Emma Conwell BSc MSc
Planner, Planning

telephone: 020 3435 4207

mobile: 07875 681 231

email: EConwell@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

Iceni Projects is attending the REVO Conference and Exhibition, Liverpool on 19-21 September 2017. To arrange a meeting [click here](#).

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities

other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Emma Conwell
Sent: 01 September 2017 17:52
To: 'Tulloch, Rob' <Rob.Tulloch@camden.gov.uk>
Cc: Nick Spall <nspall@iceniprojects.com>; Kieron Hodgson <KHodgson@iceniprojects.com>; Freya Turtle <FTurtle@iceniprojects.com>
Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

Following on from ongoing recent correspondence relating to the proposed development at 6 Albert Terrace, we write to confirm our position in that we wish to accept refusal of the application.

Please can you advise on timescales as to when we can expect the decision notice?

Kind regards,
Emma

Emma Conwell BSc MSc
Planner, Planning

telephone: 020 3435 4207
mobile: 07875 681 231
email: EConwell@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

Iceni Projects is attending the REVO Conference and Exhibition, Liverpool on 19-21 September 2017. To arrange a meeting [click here](#).

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Freya Turtle
Sent: 03 August 2017 10:44
To: 'Tulloch, Rob' <Rob.Tulloch@camden.gov.uk>
Cc: Nick Spall <nspall@iceniprojects.com>; Emma Conwell <EConwell@iceniprojects.com>; Kieron Hodgson <KHodgson@iceniprojects.com>
Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Hi Rob,

I just tried to give you a call but believe you are away from your desk.

Thank you again for your email at the close of last week. From it, it is clear that the options available to us are to either withdraw the application or accept a refusal on the basis of not complying with policy on the size of the basement. Before we withdraw or have the application determined, would it be possible for you to advise what the written reason(s) for refusal would be if the application were to be refused at this time?

Kind regards,

Freya Turtle MRTPI
Associate, Planning

telephone: 020 3657 5031

mobile: 07805 050 448

email: FTurtle@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Tulloch, Rob [<mailto:Rob.Tulloch@camden.gov.uk>]

Sent: 28 July 2017 09:27

To: Freya Turtle <FTurtle@iceniprojects.com>; Tulloch, Rob <Rob.Tulloch@camden.gov.uk>

Cc: Nick Spall <nspall@iceniprojects.com>; Emma Conwell <EConwell@iceniprojects.com>

Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Hi Freya,

The position is the same as set out in my email of 10th July, in that the proposal is unacceptable as it would be contrary to our new basement policy by consisting of more than one storey and be located underneath an existing basement.

I note your assertion that the basement is acceptable in terms of sustainability, hydrology/engineering impact and construction management. This may well be the case, but the Council's objection is to the extent and location of the proposed basement.

Our new basement policy, A5, is split into three sections. Parts a-e deal with the general impacts of basement development and seek to ensure that development does not cause harm to the built or natural environment. The proposal may comply with this section of the policy.

Parts n-u seek to protect the stability of neighbouring properties and the amenity of neighbours, and specifically require the submission of a Basement Impact Assessment. Again, the proposal may comply with this section.

Parts f-m deal with the "siting, location, scale and design of basements" and it is here that the proposal is considered to be contrary to the new policy.

Part f states that basements should be no more than one storey, and as mentioned in my previous email, the floor to ceiling height of the lower ground floor would be increased by approximately 500mm to 1200mm, so the basement extension effectively would comprise more than one storey: a full basement storey and a partial lower ground floor extension. In addition, the northern section of the basement (beyond the footprint of the house) would comprise two storeys (a plant room and cycle store above the shower zone and pool)

Part g states that basements should not be built under an existing basement. The policy states: *A basement is a floor of a building which is party or entirely below ground level. A ground or lower ground floor with a floor level partly below the ground level (for example on a steeply sloping site) will therefore generally be considered basement development (6.110).*

In this instance as the existing lower ground floor is predominantly below ground level, i.e. more than half the depth of the lower ground floor is below the ground level at the front and rear, it is considered by the Council to be a basement.

There may be instances where a rear garden is a full storey below the ground level at the front, such as St Mark's Crescent, and the Council may consider basement development to be policy compliant in such cases, but in this instance there is no significant difference between the front and rear garden levels.

As mentioned previously, this case has been discussed at a case conference with managers and senior planners, and with our policy team, who agree that the existing lower ground floor should be considered a basement for the purposes of policy A5.

In conclusion, whilst the proposal may satisfy some aspects of our basement policy, new basement development is expected to comply with all parts of the policy. It would therefore not be acceptable for a proposed basement, which may be acceptable in terms of its impact on the built and natural environment, to be contrary to the new sections of the policy that were specifically introduced to ensure basements are subordinate to the host building.

Kind regards

Rob Tulloch
Senior Planning Officer
Planning Solutions Team
Regeneration and Planning
Supporting Communities
London Borough of Camden

Telephone: 020 7974 2516
Fax: 020 7974 1680
Web: camden.gov.uk

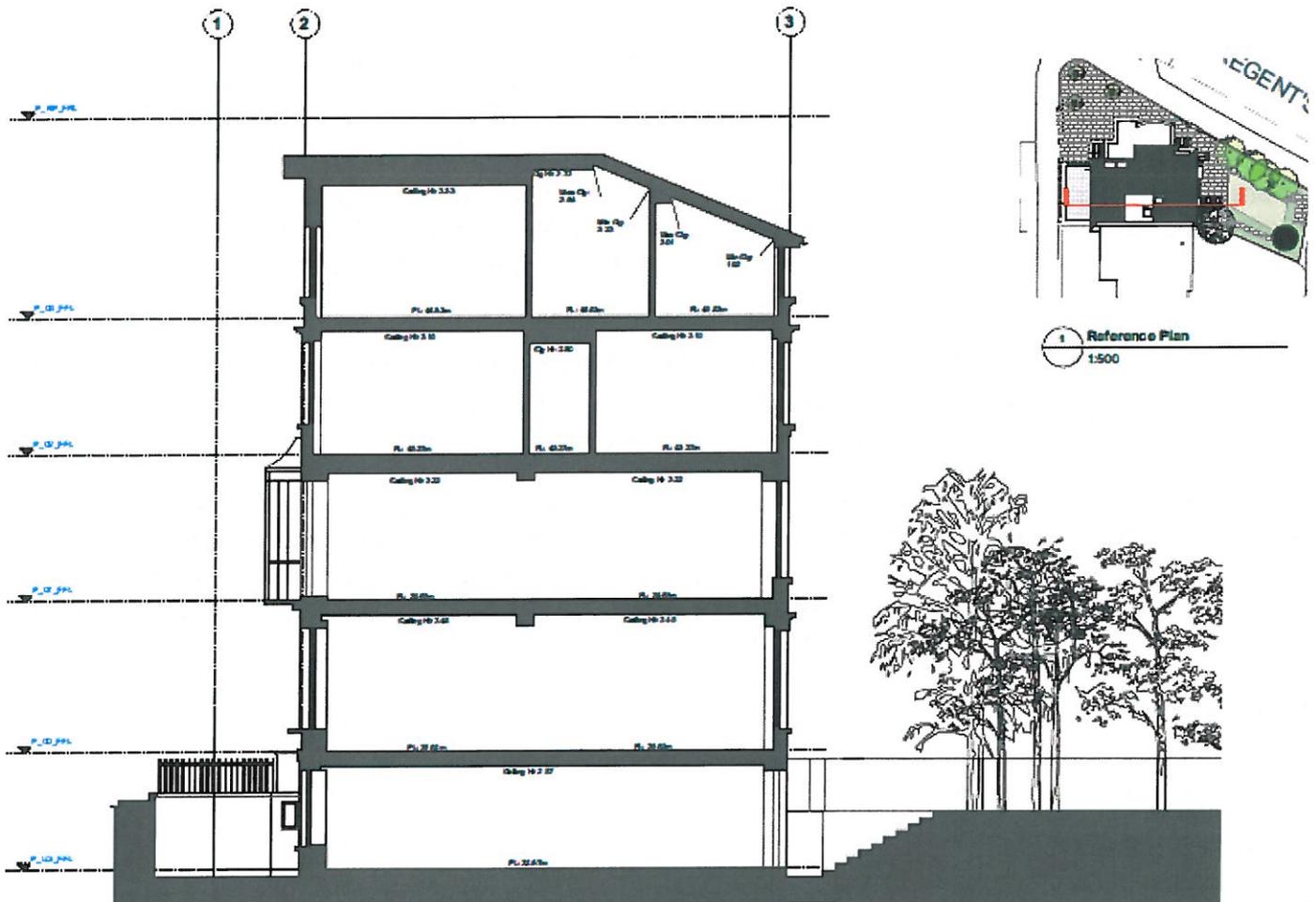
2nd Floor
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

From: Freya Turtle [<mailto:FTurtle@iceniprojects.com>]
Sent: 24 July 2017 20:05
To: Tulloch, Rob <Rob.Tulloch@camden.gov.uk>
Cc: Nick Spall <nspall@iceniprojects.com>; Emma Conwell <EConwell@iceniprojects.com>
Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

Further to discussions and my email last week, and before you provide your written response to Emma's email of the 13th July, for the avoidance of doubt I highlight the below submitted section drawings, which shows that the lower ground is circa half below ground in relation to the rear garden and circa 2/3 below ground in relation to Albert Terrace. We still argue that it should therefore be treated as a lower ground level rather than basement, regardless of how it may have been described in previous applications.



Kind regards,

Freya Turtle MRTPI
Associate, Planning

telephone: 020 3657 5031

mobile: 07805 050 448

email: FTurtle@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities

other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Freya Turtle
Sent: 21 July 2017 16:39
To: Emma Conwell <EConwell@iceniprojects.com>; 'Tulloch, Rob' <Rob.Tulloch@camden.gov.uk>
Cc: Nick Spall <nspall@iceniprojects.com>
Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

Following our detailed conversation yesterday, for completeness could you please provide an email outlining the Council's position in relation to the points raised in Emma's email dated 13 July (see below)?

Kind regards,

Freya Turtle MRTPI
Associate, Planning

telephone: 020 3657 5031
mobile: 07805 050 448
email: FTurtle@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Freya Turtle
Sent: 18 July 2017 16:02
To: Emma Conwell <EConwell@iceniprojects.com>; Tulloch, Rob <Rob.Tulloch@camden.gov.uk>
Cc: Nick Spall <nspall@iceniprojects.com>
Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

Following Emma's email last week, I just tried to give you a call to discuss the status of the above planning application. I would appreciate if you could please give me a call back at your earliest convenience.

Kind regards,

Freya Turtle MRTPI
Associate, Planning

telephone: 020 3657 5031
mobile: 07805 050 448
email: FTurtle@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Emma Conwell

Sent: 13 July 2017 10:44

To: Tulloch, Rob <Rob.Tulloch@camden.gov.uk>

Cc: Freya Turtle <FTurtle@iceniprojects.com>; Nick Spall <nspall@iceniprojects.com>

Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

Thank you for the initial feedback.

Principle of Treating Lower Ground Level as Basement

We consider that this basement proposal is appropriate in planning terms as:

1. It provides better designed accommodation for this property, that meets with contemporary energy/sustainability policy without creating any impact on the Conservation Area or neighbouring properties close by.
2. The existing lower ground floor level is inadequate in contemporary space and design terms.
3. There are no hydrology or engineering impact issues associated with the scheme – the area is flat , without water course worries or sloping gardens etc.
4. The development can occur with no undue construction management issues or impacts – the adjoining road/access is spacious are the property is surrounded by open area on two sides.

Whilst we appreciate that Camden would normally treat proposed lower ground floors as similar to new basements and therefore consider that they should be tested against the same considerations/restrictions as Policy A5 (i.e. avoiding structural harm, flood risk/drainage impact etc.), we do not believe that it was the intention of the new policy to restrict all properties with a lower ground floor level (which form a large proportion of housing stock in the Borough) from being able to have additional contemporary designed basements.

Given the constraints (Conservation Areas, listed buildings, protected views corridors etc.) within central London, there is great difficulty in the ability to add space to existing housing stock, as well as adding additional residential floorspace to contribute to the current housing needs. Therefore, many household owners have no alternative choice other than to add a basement level to their property to improve dwellings.

You will note from drawing number 265-DWG-012-CC (Existing section CC) that the existing lower ground floor has a direct entrance to the garden and is not entirely subterranean. In considering the policy wording 'A *basement* is a floor of a building which is party or entirely below ground level. A ground or lower ground floor with a floor level partly below the ground level (for example on a steeply sloping site) will therefore generally be considered basement development'. This wording suggests that not all lower ground levels will be considered as basement development. Can you please advise if this was the position taken with the application at 31 St Mark's Crescent (ref. 2017/1534/P), which is albeit still currently pending, but has at least progressed to being independently assessed by Campbell Reith?

Whilst it is a different local authority and so has limited weight in LB Camden, Westminster use the following diagram to assess proposed basement developments:

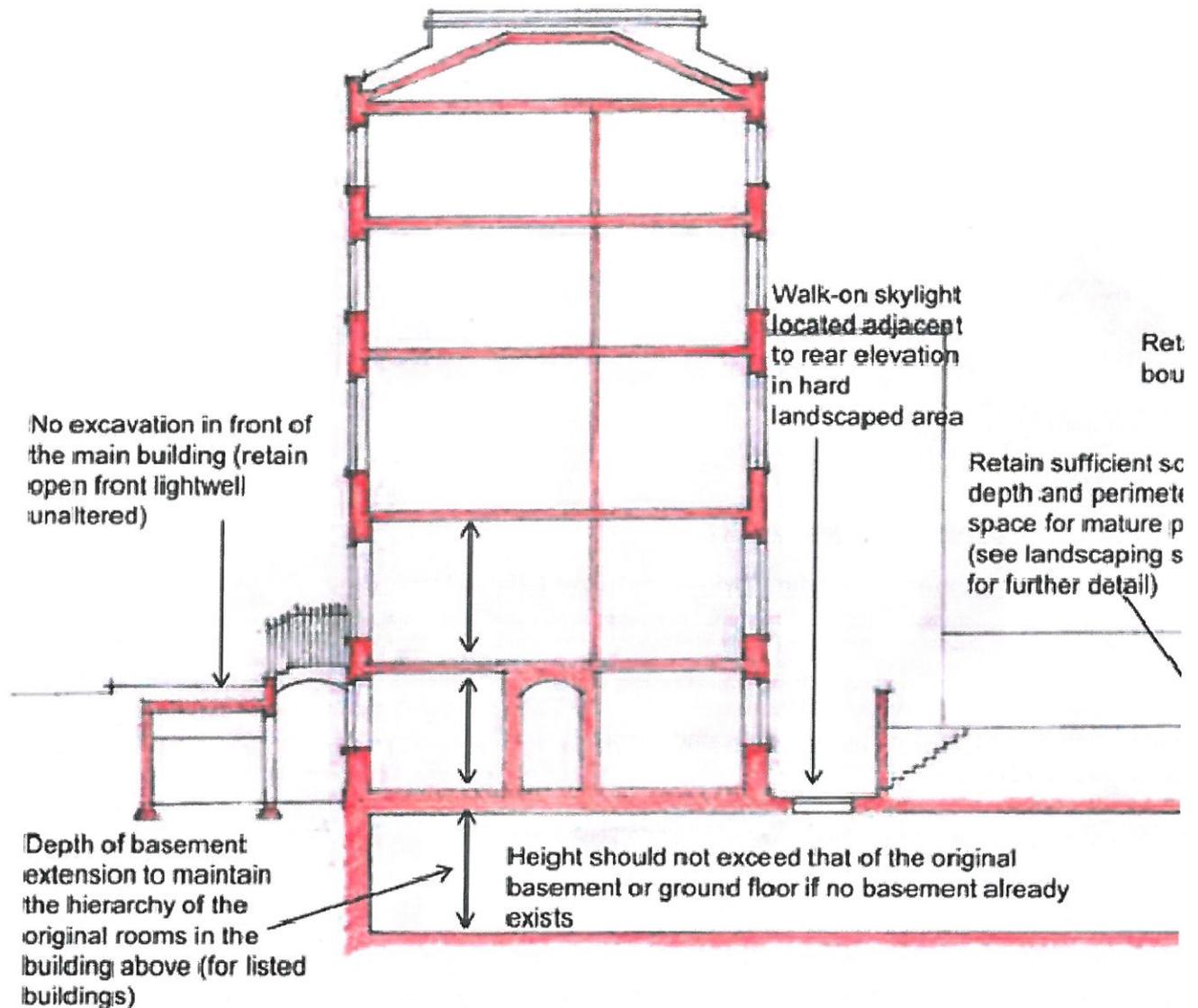


Figure 8: Best practice in basement design to typical terraced townhouse, with existing front lightwell

As such, the principle of excavation of a basement floor under an existing lower ground floor level is considered acceptable so long as the hierarchy of spaces remains unaffected. You will note that within our submission that the ceiling height of the proposed basement is not more than the height of any other floor level within the property. Therefore the development is subordinate to the host building and property and should be considered acceptable.

Assessment of Harm

In addition, we note that the policy is worded in the following way: 'Basement development **should**:... not comprise of more than one storey and g. not be built under an existing basement'. The words 'must not comprise' or 'will be refused if' are not used.

As such, there is some level of flexibility allowed in the application of the policy, particularly if the scheme can meet all other criteria and most importantly can demonstrate the development will not result in significant negative impact on ground conditions, structural stability, flood risk / drainage, heritage, construction logistics etc. This would allow applications to be determined on a case by case basis rather than a blanket approach.

The purpose of the policy is to restrict basement developments that result in harm, and our position is that our submission proves that the proposed development meets this overall requirement.

With the above considerations in mind, we would question whether the site's lower floor will still be considered as a "basement" and believe that it would be possible for the proposed development to be found acceptable in reasonable planning terms in this particular case.

We look forward to your early further thoughts.

Kind regards,
Emma

Emma Conwell BSc MSc
Planner, Planning

telephone: 020 3435 4207
mobile: 07875 681 231
email: EConwell@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Tulloch, Rob [<mailto:Rob.Tulloch@camden.gov.uk>]
Sent: 10 July 2017 10:46
To: Emma Conwell <EConwell@iceniprojects.com>
Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Hi Emma,

I've taken this to a case conference and discussed it with our policy team and unfortunately we are of the opinion that the proposal is contrary to our new basement policy A5.

The new policy continues to seek to ensure that new basements are subordinate to the host building, but is more prescriptive than the previous one. In terms of footprint, it appears to be compliant, but fails in terms of overall size. I note that your planning statement specifically addresses points f – l, but we do not agree with your conclusions insofar as they relate to points f and g.

A5 Basements

The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

f. not comprise of more than one storey

The floor to ceiling height of the lower ground floor would be increased by approximately 500mm to 1200mm, so the basement extension effectively would comprise more than one storey: a full basement storey and a partial lower ground floor extension. In addition, the northern section of the basement (beyond the footprint of the house) would comprise two storeys (a plant room and cycle store above the shower zone and pool)

g. not be built under an existing basement;

It is the Council's opinion that the lower ground floor should be considered an existing basement. The preamble to policy A5 states: *A basement is a floor of a building which is party or entirely below ground level. A ground or lower ground floor with a floor level partly below the ground level (for example on a steeply sloping site) will therefore generally be considered basement development (6.110).*

As such, as the existing lower ground floor is predominantly below ground level, it is considered to be a basement for the purposes of policy A5. The lower ground floor was also described as a basement in previous applications for an extension to provide a swimming pool (2007/1294/P & 2011/3948/P).

Campbell Reith has advised the fee for their audit would be £4,050 as "This will be a Category C audit, as the basement is deeper than 1 storey"

How would you like to proceed? It may be that your client might want to consider a variation of the previous scheme, as this extends the existing basement to the north to incorporate a plunge pool. This scheme hasn't been fully assessed against our new policies and guidance and may fall foul of part (h) and exceed more than 50% of the garden it is extending in to, but perhaps using part of the garden and part of the existing basement (which has low floor to ceiling heights) may be an option.

Kind regards

Rob Tulloch
Senior Planning Officer
Planning Solutions Team
Regeneration and Planning
Supporting Communities
London Borough of Camden

Telephone: 020 7974 2516
Fax: 020 7974 1680
Web: camden.gov.uk

2nd Floor
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

From: Emma Conwell [<mailto:EConwell@iceniprojects.com>]
Sent: 10 July 2017 09:49
To: Tulloch, Rob <Rob.Tulloch@camden.gov.uk>
Cc: Freya Turtle <FTurtle@iceniprojects.com>
Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

Thank you for your time just now on the telephone.

As discussed, I understand that the general feedback from the case conference is that the proposed basement is not considered to comply with recently adopted Policy A5 (Basements). Therefore we would be grateful if you could set out in your response the specifics as to why this proposal is not considered to comply and also any recommendations of changes which could be made to the proposal in order to enable policy compliance.

We look forward to your detailed response in due course.

Kind regards,
Emma

Emma Conwell BSc MSc
Planner, Planning

telephone: 020 3435 4207
mobile: 07875 681 231
email: EConwell@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

Supporting London Pride and “Off Site”: the Construction & Infrastructure Network. For more information [click here](#).

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Emma Conwell
Sent: 07 July 2017 12:42
To: Rob Tulloch (Rob.Tulloch@camden.gov.uk) <Rob.Tulloch@camden.gov.uk>
Cc: Freya Turtle <FTurtle@iceniprojects.com>
Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

Further to our below email correspondence, I am enquiring as to the outcome of the application being discussed at yesterday evening's case conference?

Also, has there been any update regarding a quote from Campbell Reith?

I have tried calling but have been unable to speak with you.

Kind regards,
Emma

Emma Conwell BSc MSc
Planner, Planning

telephone: 020 3435 4207
mobile: 07875 681 231
email: EConwell@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

Supporting London Pride and “Off Site”: the Construction & Infrastructure Network. For more information [click here](#).

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Emma Conwell

Sent: 05 July 2017 10:34

To: Rob Tulloch (Rob.Tulloch@camden.gov.uk) <Rob.Tulloch@camden.gov.uk>

Cc: Freya Turtle <FTurtle@iceniprojects.com>

Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

Thank you for confirming regarding Campbell Reith, please do let us know as soon as the quote is received.

It is possible to arrange a site visit, please let me have your availability and we shall pass this on to our client to confirm.

In response to comments regarding policy, we sought to address the new policy in our submission as we were aware it was nearing adoption. This is covered at pages 7-10 of the accompanying DAS and at photographs 5.4-5.10 of the Planning Statement where each policy is addressed in turn. As you will note, this site is a corner plot with an irregular building footprint. As such, it is considered that some of the criteria/restrictions set within policy are not clearly applicable to this site.

Moreover, the accompanying robust BIA demonstrates that the development will not cause harm to neighbouring properties (scoring a 1 on the Burland Scale as required under policy) or the structural, ground, or water conditions of the area.

In the meantime, we would welcome the feedback from the case conference meeting tomorrow and would like to know the outcome by the end of this week if possible.

Kind regards,
Emma

Emma Conwell BSc MSc
Planner, Planning

telephone: 020 3435 4207

mobile: 07875 681 231

email: EConwell@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

Iceni Projects is taking part in the JLL Property Triathlon North on Friday 28 July 2017.

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Tulloch, Rob [<mailto:Rob.Tulloch@camden.gov.uk>]

Sent: 04 July 2017 17:09

To: Emma Conwell <EConwell@iceniprojects.com>

Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

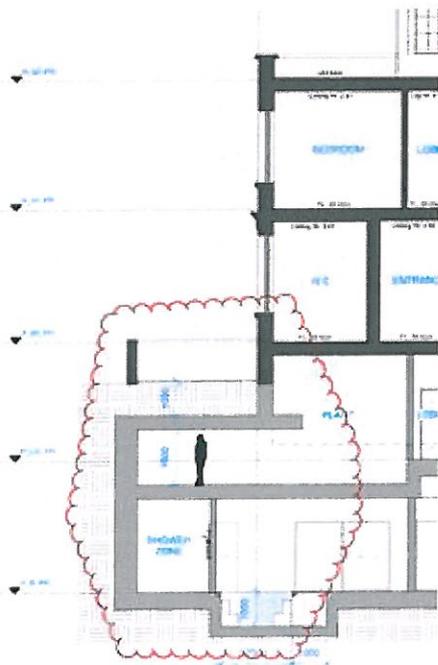
Hi Emma,

I've asked Campbell Reith for a quote to review the BIA and should hear back shortly.

In terms of design, our conservation officer may want to visit the site so can we arrange a site visit?

I will be taking the application to a case conference on Thursday principally to discuss the basement. As you know we have a new development plan which is more stringent in terms of basements and, among other things, seeks to resist basements of more than one storey. The proposal may fall foul of the new policy where it extends north.

Section AA



Kind regards

Rob Tulloch
Senior Planning Officer

Planning Solutions Team
Regeneration and Planning
Supporting Communities
London Borough of Camden

Telephone: 020 7974 2516
Fax: 020 7974 1680
Web: camden.gov.uk

2nd Floor
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

From: Emma Conwell [<mailto:EConwell@iceniprojects.com>]
Sent: 04 July 2017 10:08
To: Tulloch, Rob <Rob.Tulloch@camden.gov.uk>
Cc: Freya Turtle <FTurtle@iceniprojects.com>
Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

I have tried calling but have been unable to speak with you.

Further to my below emails, I would be very grateful for confirmation regarding the requirement for an independent audit relating to the BIA as soon as you can. Whilst I understand from other officers that the Council's resources are very stretched due to the emergency evacuations at the Chalcots Estate, we would be most grateful for the application to continue to progress.

I shall try your number later again to discuss.

Kind regards,
Emma

Emma Conwell BSc MSc
Planner, Planning

telephone: 020 3435 4207
mobile: 07875 681 231
email: EConwell@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

Iceni Projects is taking part in the JLL Property Triathlon North on Friday 28 July 2017.

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities

other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Emma Conwell
Sent: 29 June 2017 11:50
To: Rob Tulloch (Rob.Tulloch@camden.gov.uk) <Rob.Tulloch@camden.gov.uk>
Cc: Freya Turtle <FTurtle@iceniprojects.com>
Subject: RE: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

I have tried calling but unfortunately been unable to speak with you.

I note that the application documents regarding our application submission have now been uploaded online. In that regard we would be grateful for confirmation as to whom has been consulted thus far. Also, it would be great if you could confirm whether the Basement Impact Assessment requires an independent technical audit to be carried out by Campbell Reith?

I'm not sure whether you are aware but we encountered a 5 week delay in our application being made valid. With this, our client has become rather anxious and is very keen to progress the application as soon as possible. Therefore if we could confirm whether any further instructions are required to begin an independent audit as soon as possible, we would be most grateful as we know this process may take some time to complete. Perhaps you could confirm this with myself today as this would provide great comfort to our client.

For information I am out of the office tomorrow but shall be available on my mobile. In the meantime, I shall try your lien again later to discuss.

Kind regards,
Emma

Emma Conwell BSc MSc
Planner, Planning

telephone: 020 3435 4207
mobile: 07875 681 231
email: EConwell@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

Iceni Projects is taking part in the JLL Property Triathlon North on Friday 28 July 2017.

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

From: Emma Conwell
Sent: 27 June 2017 11:07
To: Rob Tulloch (Rob.Tulloch@camden.gov.uk) <Rob.Tulloch@camden.gov.uk>
Cc: Freya Turtle <FTurtle@iceniprojects.com>
Subject: 2017/2819/P | 6 Albert Terrace London NW1 7SU

Dear Rob,

I have tried calling but have been unable to speak with you.

I was pleased given our existing relationship on previous projects, to learn that you have been allocated as case officer for an application which we have recently submitted for works at 6 Albert Terrace, NW1 7SU (Ref. 2017/2819/P).

Would be very grateful if you could give me a call to discuss the application when you have a moment. Otherwise I shall try your number again tomorrow.

Kind regards,
Emma

Emma Conwell BSc MSc
Planner, Planning

telephone: 020 3435 4207

mobile: 07875 681 231

email: EConwell@iceniprojects.com



Find Us : [London](#) | [Glasgow](#) | [Manchester](#)

Follow us on : [Instagram](#) | [LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Vimeo](#) | [Ian's Blog](#)

Iceni Projects is taking part in the JLL Property Triathlon North on Friday 28 July 2017.

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information. [Click here](#) to join our mailing list.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).