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**From:** Jackie Ford [REDACTED]  
**Sent:** 27 September 2018 20:58  
**To:** Planning; Diver, John  
**Subject:** 2018/2796/P - 9 Betterton Street, WC2H 9BH  
**Attachments:** 76 Shelton Street-A4p Location Plan.pdf; Photograph 2 - taken from the walkway with the office elevation to the right and 9 Betterton Street boundary wall to the left.JPG; Photograph 1 - View from the Shelton Street end office looking NE down the walkway (9 Betterton Street wall to the left).JPG; Photograph 3 - looking SW from the second office door back to where photographs 1&2 were taken. The photo shows the walkway stairway rising to the right with 9 Betterton St boundary wall beyond.JPG

Dear Mr Diver,

Further to our earlier conversation, I write with respect to the above application. I act on behalf of Shepherd Food Holdings Ltd who own the property adjacent to 9 Betterton Street known as 76, 77 and 77a Shelton Street and 24/25 Drury Lane - see attached location plan.

Planning permission (ref: 2014/1157/P - approved 3 June 2014) granted consent for the erection of two mansard roof extensions facing Shelton Street and Drury Lane to provide additional Class B1 office space (102.5 sq.m at the Shelton Street end of the unit of the building and 112 sq.m at the Drury Lane end). There have subsequently been applications to vary the Drury Street elevation to allow for the addition of windows in the Drury Lane elevation (ref: 2017/1053/P) and a non-material amendment (ref: 2017/5820/P) to make minor changes to materials, window/door positions and roof lights. A further non material amendment was approved on 3 April 2018 for a retrospective amendment to the angle of mansard roof on the Shelton Street Elevation (ref: 2018/1379/P). These permissions have recently been completed and are currently being fitted out by the new tenants who will be moving in imminently.

Earlier this month planning permission was secured for a glazed covered walkway between the two recently developed offices on the second floor/roof top (ref: 2018/3017/P, approved 19 September 2018). The uprights for much of this walkway have already been installed and it is anticipated that the remaining works required to complete the walkway will be concluded during the course of the next two or three months.

As requested, I attach three photographs to show the walkway and elevation of the new office immediately opposite the proposed boundary wall of 9 Betterton Street which is subject to the application to increase its height. Whilst this office elevation does not include any windows there are glazed doors at either end which allow natural light to penetrate into the office space.

The walkway cover was designed to be light weight and glazed in order both to respect the character of the area and also to ensure maximum light within the office space and along the walkway, particularly by 9 Betterton Street where the surrounding development is quite high. This design approach sought to avoid the creation of an enclosed, dark and, potentially, claustrophobic walkway. In many ways it is considered that the proposed increase in height of the 9 Betterton Street's wall would, if permitted, do everything we were trying to avoid and create an unpleasant walkway area and also impact on the light entering the new office space.

We have approached the Project Manager who is acting on behalf of the owners of 9 Betterton Street to suggest that a light weight solution, perhaps using obscured glazing, would be better for all parties than a solid wall. It is our view that obscured glazing would reduce the sense of enclosure (whilst respecting the privacy of the occupiers of 9 Betterton Street) and allow considerable more light into both the walkway area and offices and into the light well for 9 Betterton Street. Unfortunately we have not had a positive response to this suggestion.

The relevant Development Plan Policies are contained in the Camden Local Plan, adopted in July 2017. It is relevant to note that the site falls within the Seven Dials Conservation Area, the Central Activity Zone (CAZ) and within a 'highly accessible area'. Policy A1 (managing the impact of development) seeks to ensure the quality of life of occupiers and neighbours is protected and requires consideration to, amongst other things, visual privacy and outlook, sunlight, daylight and overshadowing. It is not considered that the proposal accords with this policy as it dramatically reduces the day light both to the walkway and to the office areas to an unacceptable degree.

I note that you are planning a visit to the site on Friday afternoon. If you require access to the walkway area above 77 Shelton Street please knock on the door of 77A Shelton Street - which is just down the alleyway between Shelton Street and Drury Lane. On arrival please ask for [REDACTED] who will be happy to escort you to the rooftop. Should you arrive between 12 and 2 pm [REDACTED] may be away in which case please ask for [REDACTED]

Please contact me if you have any further questions using the details below.

Kind regards  
Jackie

**Jacqueline Ford**  
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