

## Peres Da Costa, David

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**From:** English, Rachel  
**Sent:** 18 December 2017 12:57  
**To:** 'chris bailey'  
**Subject:** RE: Oakley Square Pre-Application Enquiry 2017/0957/PRE | Follow-Up 2017/6422/invalid

Hi Chris,

Apologies for the slow reply. Here are comments below from my colleague Kevin Fisher in our Urban Design Team.

The current pre app proposals were taken to our most recent Internal Design Review meeting. In summary the main points raised were as follows;

- The extension of the oriel windows is too heavy and bulky on front building line.
- The existing building has interesting volumes. An extension that is more varied and interesting would work
- The oriel windows should be left as they are. The set back should be left as it is but create roof form behind a parapet.
- The proposed grid extension is an inappropriate addition to this building. Needs a roof form that is not a grid. Needs more form and more setback. The form should be manipulated to create some architecture. Need to understand architecture of host building more.

Moving forward the design development of the scheme needs to address the points raised above i.e the additional parapet should be removed and the 6<sup>th</sup> floor roof extension should be set in from the Crowndale Rd and Oakley Sq frontages, the architectural language of the extension requires further consideration.

Unfortunately these latest proposals do not convince us for the 7<sup>th</sup> storey. Officers do not consider that the 7<sup>th</sup> storey addition is acceptable in principle. The addition to the massing of the building in the proposed view 3 from Crowndale Rd looking between St Matthews Lodge and No 31 appears to add to the mass and heaviness of the roof scape particularly as a result of the lift extension. It is likely that the 7<sup>th</sup> floor extension would be visible in View 4 during the winter months when the tree is not in leaf and also from Oakley Sq when trees are not in leaf. The 7<sup>th</sup> storey extension is not considered to provide a positive addition to the roof scape.

I hope that these comments are of assistance. As I have said previously there is no objection to the principle of the roof extension for additional residential units but the design of the extension needs to appreciate the architecture of the existing building further. If you wish to discuss the comments in any more detail please contact Kevin Fisher.

Regards,  
Rachel

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**From:** chris bailey [mailto:cb@echlinlondon.com]  
**Sent:** 18 December 2017 12:25  
**To:** English, Rachel <Rachel.English@camden.gov.uk>

**Subject:** Re: Oakley Square Pre-Application Enquiry 2017/0957/PRE | Follow-Up 2017/5555/NEW  
**Importance:** High

Hi Rachel

I've just been chasing Dp9 and I understand we still have not had feedback to the Pre-App. When we last spoke you stated that you had presented this to the design team, and would be feeding back formally in writing.

As you can imagine, with Christmas just a few days away, we are fearful that this could slip into another year.

I'm presenting to our development partners this afternoon so any kind of feedback just now would be extremely helpful, as on 15<sup>th</sup> November I advised them that we would receive a response by WC 4<sup>th</sup> Dec latest as per your email below.

Many thanks

Best regards

Chris Bailey  
Operations & Commercial Director



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**From:** "English, Rachel" <[Rachel.English@camden.gov.uk](mailto:Rachel.English@camden.gov.uk)>

**Date:** Tuesday, 21 November 2017 at 14:41

**To:** chris bailey <[cb@echlinlondon.com](mailto:cb@echlinlondon.com)>

**Subject:** RE: Oakley Square Pre-Application Enquiry 2017/0957/PRE | Follow-Up 2017/5555/NEW

Yes I present the scheme to an internal panel from our urban design team and a Development Management team leader. I don't give my opinion as I am gauging their opinion.

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**From:** chris bailey [<mailto:cb@echlinlondon.com>]

**Sent:** 21 November 2017 14:14

**To:** English, Rachel <[Rachel.English@camden.gov.uk](mailto:Rachel.English@camden.gov.uk)>

**Subject:** Re: Oakley Square Pre-Application Enquiry 2017/0957/PRE | Follow-Up 2017/5555/NEW

Hi Rachel

We've been discussing this amongst ourselves. Clearly the value of a meeting to us would be the opportunity to present/qualify/answer any queries.

Not being familiar with your "internal design review", would it be a case of you presenting this to a team of colleagues? If so are you intending to present this in a favourable manner? We certainly feel that we've responded to Camden's comments in the way we've pulled back our design.

Regards

Chris Bailey  
Operations & Commercial Director



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**From:** "English, Rachel" <[Rachel.English@camden.gov.uk](mailto:Rachel.English@camden.gov.uk)>

**Date:** Tuesday, 21 November 2017 at 12:08

**To:** "[cb@echlinlondon.com](mailto:cb@echlinlondon.com)" <[cb@echlinlondon.com](mailto:cb@echlinlondon.com)>

**Subject:** FW: Oakley Square Pre-Application Enquiry 2017/0957/PRE | Follow-Up 2017/5555/NEW

Hi Chris.,

Please see below as discussed.

Regards,

Rachel

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**From:** English, Rachel  
**Sent:** 15 November 2017 16:56  
**To:** 'George Smith' <[george.smith@dp9.co.uk](mailto:george.smith@dp9.co.uk)>  
**Subject:** RE: Oakley Square Pre-Application Enquiry 2017/0957/PRE | Follow-Up 2017/5555/NEW

Hi George

I am planning to take the scheme to our internal design review for their comments on 28<sup>th</sup> Nov.

I am not sure we need another meeting as I was planning to issue a written pre-app response based on the feedback I receive at design review.

I hope to issue you a response w/c 4<sup>th</sup> Dec.

Regards,

Rachel

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**From:** George Smith [<mailto:george.smith@dp9.co.uk>]  
**Sent:** 10 November 2017 13:40  
**To:** English, Rachel <[Rachel.English@camden.gov.uk](mailto:Rachel.English@camden.gov.uk)>  
**Cc:** Tom Horne <[tom.horne@dp9.co.uk](mailto:tom.horne@dp9.co.uk)>  
**Subject:** RE: Oakley Square Pre-Application Enquiry 2017/0957/PRE | Follow-Up 2017/5555/NEW

Rachel,

Thanks, in the mean-time are you able to propose some dates to meet?

Kind Regards

George Smith  
Senior Planner

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**From:** English, Rachel [<mailto:Rachel.English@camden.gov.uk>]  
**Sent:** 09 November 2017 18:57  
**To:** George Smith <[george.smith@dp9.co.uk](mailto:george.smith@dp9.co.uk)>  
**Subject:** RE: Oakley Square Pre-Application Enquiry 2017/0957/PRE | Follow-Up 2017/5555/NEW

Hi George

Yes I have the follow up pre-app. Sarah Freeman has left the Council so I need to get advice from a different design colleague.

I will be in touch middle of next week.

Regards,  
Rachel

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**From:** George Smith [<mailto:george.smith@dp9.co.uk>]  
**Sent:** 06 November 2017 16:58  
**To:** English, Rachel <[Rachel.English@camden.gov.uk](mailto:Rachel.English@camden.gov.uk)>  
**Cc:** Tom Horne <[tom.horne@dp9.co.uk](mailto:tom.horne@dp9.co.uk)>  
**Subject:** Oakley Square Pre-Application Enquiry 2017/0957/PRE | Follow-Up 2017/5555/NEW

Rachel,

I hope you are well, we submitted a pre-app follow-up a couple of weeks ago for Oakley Square and I wanted to see if it's made its way to your desk yet?

We are keen to arrange a meeting to discuss the progress that's been made on the scheme design.

Kind Regards

George Smith  
Senior Planner

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