
From: Thuaire, Charles
Sent: 02 July 2019 17:52
To: Planning
Subject: FW: 55 fitzroy park 2018/3672/P
Attachments: 55 FP Hydrology July 2019.zip; 20183672P - 55FP FPRA further BIA comments.pdf

Objections for m3/trim

Charles Thuaire
Senior Planner

Telephone: 020 7974 5867



From: [REDACTED]
Sent: 02 July 2019 13:12
To: Thuaire, Charles <Charles.Thuaire@camden.gov.uk>
Cc: [REDACTED]

Subject: RE: 55 fitzroy park 2018/3672/P

Charles

Further to the recent tranche of “revised” submission documents being uploaded onto the Council’s portal on 9th June FPRA has organised them into 6 categories and has the following interim comments:

1. CMP & Car Parking issues

- FPRA is currently waiting for WSP Global to amend their 21 December letter, but very little has changed in this 120 page document as per these two examples.
- The narrative bears no resemblance to the Appendices which show HGVs still reversing up FP for the 12-week duration of the demolition phase and SPAs for the newly “limited” 3 car spaces on site once again failing to take into account guest parking along the 55FP frontage.

2. LUC Open Space commentary, Roof & dwelling footprints & elevations

- This wrongly states this was requested by the Council creating a very misleading perception with stakeholders.
- FPRA will comment further on this Policy commentary in the next few days.

3. Landscaping & Trees

- FPRA will be forwarding further comments on these issues, hopefully sometime this evening.

4. Millfield Lane: its use, boundary treatment and verified views.

- This is outside the remit of FPRA so it will not be commenting on these issues.
- But as a life member of KLPA, I can confirm the use of Millfield Lane for construction traffic has never been on the table.
- The issue has always been their intended use of Millfield Lane for residential traffic to service Plots 4 & 5, that now have no vehicle access via Fitzroy Park and no provision for parking.
- So, for these Applicants to offer reassurance to stakeholders they will not use the Lane for construction traffic in these “revised” documents, is of course welcome, but their continued notable omission to unconditionally confirm they will neither use ML for residential access to Plots 4 & 5 is rather ominous.

5. BIA - Basement Impact Assessment

- Stakeholders noted back in the spring that Campbell Reith has inexplicably “signed off” on the BIA, not because all the serious issues they had flagged previously had been resolved, but because, on reflection, they now considered these outside their scope and so could not comment further.
- That is quite a different BIA “sign off” from one where the Applicant has genuinely addressed key environmental concerns. As a consequence, the City of London in collaboration with FPRA, asked Alan Baxter to review and comment on the last BIA Audit Check from Campbell Reith. Their conclusions are absolutely shocking.
- 11 serious BIA issues, now considered by Campbell Reith to be outside their scope, including the risk of pollution to the historic pond at No55 or the Bird Sanctuary Wildfowl Nature Reserve. In this regard, please find attached a letter from FPRA setting out these issues in more detail along with 8 supporting documents from ABA. Given this is such a large file please confirm safe receipt.
- Within that package, we would specifically draw your attention to a letter by the Joint Applicant, Professor Lynne Turner Stokes, that is already in the public domain. It was written in relation to the objection of the original Water House planning application back in 2008, which you are very familiar with. This letter sets out a very different hydrological regime for the site, which is based on her's and her family's direct knowledge over 70 years. The fact Prof Turner Stokes states unequivocally the pond in No55 is spring fed, is in direct contradiction to the hydrological regime that is set out by LHB Wembley in support of the current application, that it is only surface-water fed.
- The implications for the entire scheme are extremely significant as the letter also confirms hydrological connectivity in the wider area with the Bird Sanctuary Pond that has simply not been addressed by these Applicants.

6. Planning Process

- These documents are the third or fourth bite of the cherry by these Applicants (over a period of 12 months) to address significant omissions and anomalies that have existed since the scheme was first registered by the Council last year.
- It is therefore not unreasonable for local stakeholders, including FPRA, to seek urgent clarification from the Council where we are in the planning process?
- Is this it? Or will the Council be asking for further clarifications from these Applicants and if so, in what time scale?
- Under the circumstances we feel it is appropriate for key local stakeholders to meet with the Council in order to discuss this and other significant outstanding issues, before everyone heads off on their summer holiday. Please can you get back to us with some suitable dates. Thank you.

Chair FPRA

On 12 Jun 2019, at 16:55, Thuaire, Charles <Charles.Thuaire@camden.gov.uk> wrote:

..

I am abnormally in today due to pressure of work and trying to keep up with it!

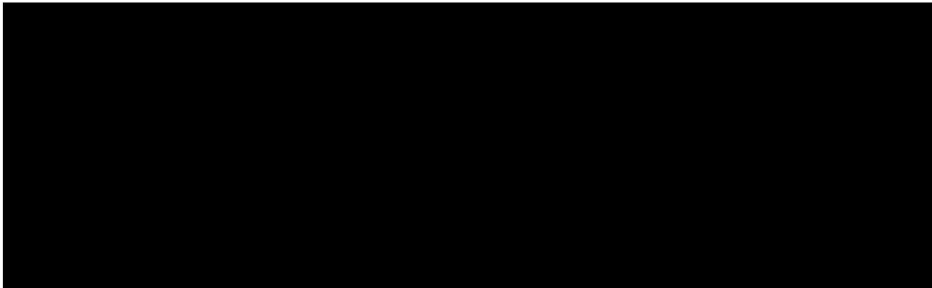
I have merely sent you [REDACTED] response for information in response to your queries- I have not had time to check what he has actually said or sent.

The email of 15th March to Stuart is attached here. As you recall, [REDACTED] sent you a summary of our QC's advice on 7th March, attached here also, and he advised that In the interests of fairness we will be sharing the same summary with the applicant, which I will ask Charles to do on his return from leave. Hence I sent it on 15th March. Please note that [REDACTED] had also been asking for a summary of this advice for a while, so that he could address any further points raised by the advice in his resubmission package - we did not actually request any response.

I hope this clarifies matters.

Charles Thuaire
Senior Planner

Telephone: 020 7974 5867



Charles/Alex

Charles, appreciate your prompt response to our query. We were surprised to receive your email this morning as you work part-time and are not usually in on a Wednesday. Given the Agents response, will all have to track back to the older documents to double check what has actually been changed.

Having now had a quick look at the “revised” documents, we would be grateful if you could send us a copy of your email to [REDACTED] dated 15th March 2019. We have previously already agreed with you and Alex not to instigate further FOI requests with regard to this Application, so are hoping you both will agree to send this email to us by return. Thanks.

For clarity this email is referenced by the Applicant in the LUC report as follows. We are assuming this request was made by you following Alex Bushell’s summary of the advice of [REDACTED] for the Council in early March. Is this correct?

1 Background

1.1 This assessment has been produced at the request of the Planning Officer, Charles Thuaire (email to [REDACTED], 15.03.2019). This request follows Thuaire’s analysis of advice to the London Borough of Camden from [REDACTED]. This advice centred on the need to consider the value and quality of open space in addition to quantum. Issues of quantum have already been addressed through such measures as plot ratio already covered by the Application.

Many thanks

[REDACTED]

On 12 Jun 2019, at 11:44, Thuaire, Charles
<Charles.Thuaire@camden.gov.uk> wrote:

[REDACTED]

I asked the agent [REDACTED] about this issue you raise and he has advised as follows-

The footprint has not changed, nor has the massing.

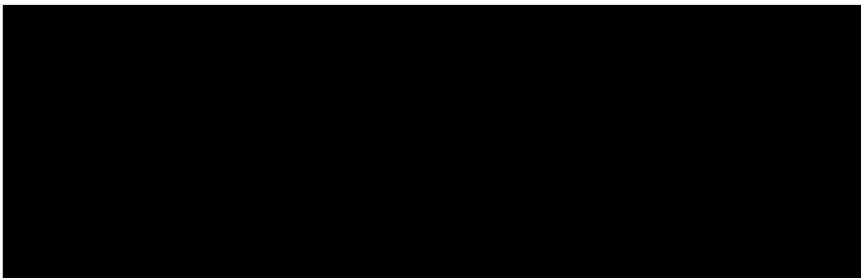
Ground floor plans for all plots have been submitted as the **changes relates to the cycle parking arrangements / related access to these areas**. Elevations also submitted to show the location and positioning of the new external doors to the revised cycle parking arrangements

This is made clear on P2 of our covering letter – first line: *Amended Plans - Prepared in light of changes to the vehicular and cycle parking layout.*

Hope this is helpful, but let me know if you need anything further

Charles Thuaire
Senior Planner

Telephone: 020 7974 5867



<Alex.Bushell@camden.gov.uk>

Subject: Re: 55 fitzroy park 2018/3672/P

Charles

Thank you for confirming receipt of this new information. I have now downloaded it and it is immediately clear there appears to be missing drawings.

There are Ground floor footprint drawings for all 5 plots, so one assumes all have changed, otherwise they would not re-issue.

But only first floor drawings & roof drawings for Plots 1, 2 & 3 (NOT 4 & 5 which are of course right next to the Heath)

The Applicant has therefore failed to demonstrate the volumetric impact on this sensitive Private Open Space in these final raft of drawings.

There are also only 2 elevation drawings showing Plots 1, 2 & 3 and Plot 5, but NOT Plot 4 next to the Heath.

So Plot 4 has no first floor, roof footprints or elevations. And Plot 5 has no first floor and roof footprint.

We will of course let everyone else know about the extended consultation period and review the information that has been sent to us.



On 7 Jun 2019, at 19:12, Thuairé, Charles

<Charles.Thuairé@camden.gov.uk> wrote:



I can now confirm that revised plans and supporting documents for this project have been received from the agents and placed on the website for public view. The consultation period has thus been extended for another 3 weeks, ie. until 1st July, to allow for any further comments.

Please inform anyone else I have missed out above in the mailing list.

thanks

Charles Thuairé
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Regeneration and Planning
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