

James Kon

From: Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>
Sent: 10 July 2018 18:45
To: Laurie Handcock; Stroud, Alfie
Cc: Lewis Westhoff; sue@brandarchitectsgroup.com; Kieron Hodgson
Subject: RE: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018 - Feedback - Points of clarification

Hello Laurie,

I've sent off the quotation request (including brief) today and expect responses on or before the 18th July.

I expect a report to be provided within 3 weeks (following the 18th), however I'll await feedback from those whom we've contacted to confirm these timescales.

Regards

Gideon Whittingham
Senior Planner

Telephone: 020 7974 5180



From: Laurie Handcock <LHandcock@iceniprojects.com>
Sent: 10 July 2018 15:07
To: Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>; Stroud, Alfie <Alfie.Stroud@camden.gov.uk>
Cc: Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com; Kieron Hodgson <KHodgson@iceniprojects.com>
Subject: RE: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018 - Feedback - Points of clarification

Hi Gideon,

Could you please provide me with a reply to my Email below? We're increasingly anxious about time, and it's clearly imperative that this process is kicked off as soon as possible. I'd be grateful if you could please get back to me ASAP with confirmation that the Brief has been issued, and with an indication of overall timescales.

Alfie, you mentioned that you might be able to share the covering Email that will go with the Brief, is this available?

Best regards,

Laurie.

Laurie Handcock MA (Cantab) MSc IHBC
Director, Heritage and Townscape

telephone: 020 3725 3853
mobile: 07795 031 741
email: LHandcock@iceniprojects.com



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From: Laurie Handcock

Sent: 06 July 2018 12:18

To: 'Whittingham, Gideon' <Gideon.Whittingham@camden.gov.uk>; Stroud, Alfie <Alfie.Stroud@camden.gov.uk>

Cc: Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com; Kieron Hodgson <KHodgson@iceniprojects.com>

Subject: RE: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018 - Feedback - Points of clarification

Hi Both,

I hope you received the below and its attachment. As you know, we're anxious about timing here; I presume that if you're content with the very minor changes I've made to the Brief it can be sent out to potential consultants without delay? Are you able to confirm whether this will be done by Camden, or whether you'd like us to action this? Can I also check that, given that Capital Start will be paying for this work, it doesn't need to go through a Procurement process at Camden?

I'd be grateful if you could get back to me on these queries and my other questions below today, as we'd like to ensure that this piece of work can proceed without delay.

Best regards,

Laurie.

Laurie Handcock MA (Cantab) MSc IHBC
Director, Heritage and Townscape

telephone: 020 3725 3853

mobile: 07795 031 741

email: LHandcock@iceniprojects.com



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From: Laurie Handcock

Sent: 04 July 2018 13:56

To: 'Whittingham, Gideon' <Gideon.Whittingham@camden.gov.uk>; Stroud, Alfie <Alfie.Stroud@camden.gov.uk>

Cc: Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com; McDonald, Neil <Neil.McDonald@camden.gov.uk>; Cullen, Bethany <Bethany.Cullen@camden.gov.uk>; Bushell, Alex <Alex.Bushell@camden.gov.uk>; Kieron Hodgson <KHodgson@iceniprojects.com>; Stroud, Alfie <Alfie.Stroud@camden.gov.uk>; James Dilley <James.Dilley@jesticowhiles.com>; jennifer.hopkins@jesticowhiles.com; Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com; David van der Lande <dlande@iceniprojects.com>; Anna Snow <ASnow@iceniprojects.com>; Mike England <mengland@iceniprojects.com>; Patrick McNamara <pMcNamara@iceniprojects.com>

Subject: RE: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018 - Feedback - Points of clarification

Hi Gideon, Alfie,

Please find attached our proposed final version of the Briefing Document. Please note that this is as suggested in the most recent iteration from Camden, with some amends to how the list of background documents is provided; Alfie and I have agreed (if you're happy that this reflects our conversation Alfie!) that as this is not a Viability Assessment, this document should form a background document, rather than a central focus of the review. I also understand from Alfie that we are agreed that this Brief needs to be completed by a firm that can bring together a knowledge of Conservation Architecture, and Historic Building Surveying.

Are you able to confirm how you propose to go forward with finding a Consultant to complete this work? I understand from your previous Email that the appointment is to be undertaken by the Council, I presume that also therefore means that you will be going to the market to find a consultant? As a team, we'd be grateful if it were to be possible to move the appointment process forward as quickly as possible, and to understand the Council's proposed timescales both for seeking quotations and delivery of the work. Do let me know if it would therefore help if the Applicant team were to put forward suggestions of firms that provide the specific cross-over of Architecture and RICS-accredited conservation surveying that this Brief requires.

Best regards,

Laurie.

Laurie Handcock MA (Cantab) MSc IHBC
Director, Heritage and Townscape

telephone: 020 3725 3853

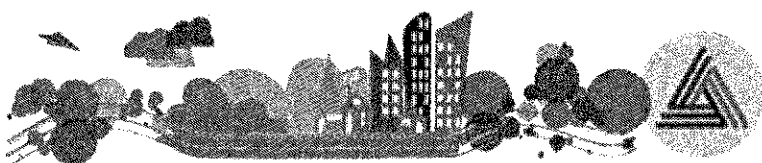
mobile: 07795 031 741

email: LHandcock@iceniprojects.com



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From: Kieron Hodgson

Sent: 29 June 2018 10:28

To: 'Whittingham, Gideon' <Gideon.Whittingham@camden.gov.uk>

Cc: Stroud, Alfie <Alfie.Stroud@camden.gov.uk>; Lewis Westhoff <lwesthoff@iceniprojects.com>;
sue@brandarchitectsgroup.com; McDonald, Neil <Neil.McDonald@camden.gov.uk>; Cullen, Bethany
<Bethany.Cullen@camden.gov.uk>; Bushell, Alex <Alex.Bushell@camden.gov.uk>; Stroud, Alfie
<Alfie.Stroud@camden.gov.uk>; James Dilley <James.Dilley@jesticowhiles.com>; Laurie Handcock
<LHandcock@iceniprojects.com>; jennifer.hopkins@jesticowhiles.com; Lewis Westhoff
<lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com; David van der Lande
<dlande@iceniprojects.com>; Anna Snow <ASnow@iceniprojects.com>; Mike England
<mengland@iceniprojects.com>; Patrick McNamara <pMcNamara@iceniprojects.com>; Kieron Hodgson
<KHodgson@iceniprojects.com>

Subject: RE: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018 - Feedback - Points of clarification

Dear Gideon

Thank you very much for your comments on the brief.

We have no objection to the council seeking to appoint a Consultant on this basis, however we would welcome a brief telephone call or meeting as a matter of urgency with you and Alfie to discuss, particularly with regard to the scope of work now set out (which shall require the appointed Consultant to have heritage, financial viability and surveying expertise) and therefore the councils thoughts as to who may be appointed and the programme for reporting.

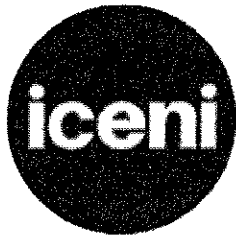
Laurie and I shall give you a call to discuss.

Kind regards

Kieron

Kieron Hodgson
Director, Planning

telephone: 020 3435 4218
mobile: 07807 264 704
email: khodgson@iceniprojects.com



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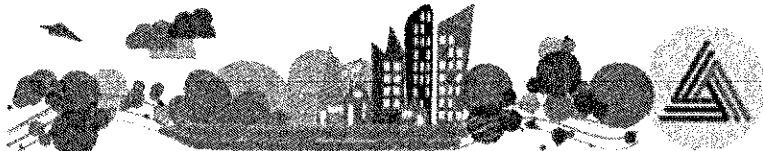
Kieron Hodgson
Director, Planning

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mobile: 07807 264 704
email: KHodgson@iceniprojects.com



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From: Whittingham, Gideon [<mailto:Gideon.Whittingham@camden.gov.uk>]
Sent: 28 June 2018 18:05
To: Kieron Hodgson <KHodgson@iceniprojects.com>
Cc: Stroud, Alfie <Alfie.Stroud@camden.gov.uk>; Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com; McDonald, Neil <Neil.McDonald@camden.gov.uk>; Cullen, Bethany <Bethany.Cullen@camden.gov.uk>; Bushell, Alex <Alex.Bushell@camden.gov.uk>; Stroud, Alfie <Alfie.Stroud@camden.gov.uk>; James Dilley <James.Dilley@jesticowhiles.com>; Laurie Handcock <LHandcock@iceniprojects.com>; jennifer.hopkins@jesticowhiles.com; Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com; David van der Lande <dlande@iceniprojects.com>; Anna Snow <ASnow@iceniprojects.com>; Mike England <mengland@iceniprojects.com>; Patrick McNamara <pMcNamara@iceniprojects.com>
Subject: RE: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018 - Feedback - Points of clarification

Thank you Kieron,

For clarity, I'll respond to all matters raised in your previous email.

The Council will instruct a Heritage Consultant, the cost of which shall be agreed and met by the applicant, to undertake the requirements outlined in an agreed brief.

Please see attached our review and comment (tracked changes for ease) of the brief you provided.

In noting that you consider the additional request of marketing input of a number of cinema / leisure operators to be unreasonable, this matter may not be required dependent on the conclusions of the Heritage Consultant.

We would however expect the applicant to provide Camden with any correspondence from Odeon which sets out in as much detail as possible the Odeon's on going requirements and why the existing building or site cannot satisfy these. I note that limited information has been provided in this respect so far and the positions differs in the Statement of Community Engagement, The Need for Renewal and Summary and Public Benefits Supporting documents provided (see Brief). Camden would need this information to form part of the package of the information to go to the Heritage Consultant undertaking the review of the proposal.

Should have any queries please do not hesitate to contact me on the details below.

Regards

Gideon Whittingham
Senior Planner

Telephone: 020 7974 5180



From: Kieron Hodgson <KHodgson@iceniprojects.com>

Sent: 13 June 2018 12:21

To: Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>

Cc: Stroud, Alfie <Alfie.Stroud@camden.gov.uk>; Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com; McDonald, Neil <Neil.McDonald@camden.gov.uk>; Wilson, Richard <Richard.Wilson@camden.gov.uk>; Madders, Frances <Frances.Madders@camden.gov.uk>; Jopp, Philippa <Philippa.Jopp@camden.gov.uk>; Jarvis, Edward <Edward.Jarvis@Camden.gov.uk>; Cullen, Bethany <Bethany.Cullen@camden.gov.uk>; Bushell, Alex <Alex.Bushell@camden.gov.uk>; Stroud, Alfie <Alfie.Stroud@camden.gov.uk>; James Dilley <James.Dilley@jesticowhiles.com>; Laurie Handcock <LHandcock@iceniprojects.com>; jennifer.hopkins@jesticowhiles.com; Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com; David van der Lande <dlande@iceniprojects.com>; Anna Snow <ASnow@iceniprojects.com>; Mike England <mengland@iceniprojects.com>; Patrick McNamara <pMcNamara@iceniprojects.com>; Kieron Hodgson <KHodgson@iceniprojects.com>

Subject: RE: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018 - Feedback - Points of clarification

Dear Gideon

Thank you for your email of 1st June 2018 below. I provide the applicants response to your points.

With regard to your first point:

"The Council consider it imperative that the existing condition, requirement/extent and cost of refurbishment be verified/appraised from a heritage position and therefore a surveyor/engineer with a conservation specialism/credentials and ideally with experience of refurbishment strategies should be involved"

The applicant is satisfied to instruct this additional heritage work. Given the council consider this work to be "imperative", we thought it would be helpful to be absolutely clear on the brief. We have therefore prepared a brief for the Heritage Consultant to enable them to execute the work you set out. Please find this brief enclosed in Word and pdf format. Please can officers review this brief and provide comment(s) as necessary. Please can officers then confirm in writing that this brief is acceptable. We can then use the final agreed brief to appoint a suitably qualified and experienced Heritage Consultant.

With regard to your second point:

"To support this verification process, the input of a number of cinema / leisure operators outlining not only their interest in occupying the building but also their requirement/extent and cost of refurbishment to occupy the building would demonstrate the potential for the continued use of the building for wholly cinema/leisure operators.

I can therefore confirm written evidence from a number of cinema / leisure operators, outlining potential interest in occupying the building i) at present ii) following refurbishment work; and stating what works would be needed, would be sufficient to address matters of marketing which would inform the verification process by a surveyor/engineer with a conservation specialism.

Given the BPS report is informed by the conclusions reached in the Hallas & Co building survey, it is therefore vital this be verified and demonstrated that there is no prospect of the building being used as a cinema/leisure type use in its current form or with minimal intervention".

The applicant considers this additional request to be unreasonable. There is no planning, policy or legal reason to justify this request.

As you know, the existing cinema operator (Odeon) has confirmed their intention to vacate the building. They will be leaving with 6 months' notice, which is due to be triggered imminently. The redeveloped Odeon on the south side of Leicester Square will soon be re-opening and that will resume being the location for showing new releases. During the period of that site's redevelopment Shaftesbury Avenue has been showing the new releases and that role will no longer be required. The applicant is proposing to operate a new cinema as a franchise of Cinema Next and has provided the council (in confidence) with written confirmation of the relevant business arrangements. The site has an open Class D2 permission and as such the cinema use could be terminated and / or changed at any time to an alternative leisure use (within Class D2) or indeed left vacant without further recourse to planning. Furthermore, in the event that the appointed Heritage Consultant (having undertaken the work above in accordance with the councils

brief) agrees with the conclusions of the applicant i.e. confirms that the extent of works proposed are required and reasonable, then the need for the works is self-evident, thus making it entirely unnecessary to go out to the market to determine whether any other user would want to take the space.

On this basis we would be grateful for your confirmation that this element of additional work is not required.

I have copied this response to the original wider group of officers, which you seem to have excluded from your earlier email. As I am sure you can understand the applicant is deeply concerned regarding the extensive delays in the determination of the application experienced thus far (notwithstanding the agreed PPA) and as a consequence of the additional costs now being incurred it is imperative to ensure that senior officers agree with the approach you advocate and are able to review and sign off on the heritage brief.

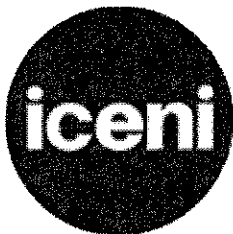
We look forward to hearing from you and to working with you to progress this application.

Kind regards

Kieron

Kieron Hodgson
Director, Planning

telephone: 020 3435 4218
mobile: 07807 264 704
email: KHodgson@iceniprojects.com



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From: Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>
Sent: 01 June 2018 17:43
To: Kieron Hodgson <KHodgson@iceniprojects.com>
Cc: Stroud, Alfie <Alfie.Stroud@camden.gov.uk>; Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com; McDonald, Neil <Neil.McDonald@camden.gov.uk>
Subject: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018 - Feedback - Points of clarification

Kieron,

Thank you for your email and request for clarification.

I can confirm officers have reviewed the consultation response from Historic England concerning the nature and extent of harm as a result of this proposal. The Council considers the stated benefits however would not be sufficient to outweigh this harm.

The stated public benefit has been the refurbishment of the existing building (stated by the Hallas & Co building survey) and the retention of a cinema; both of which are put forward to outweigh the harm resulting from significant alterations and extensions.

The Council consider it imperative that the existing condition, requirement/extent and cost of refurbishment be verified/appraised from a heritage position and therefore a surveyor/engineer with a conservation specialism/credentials and ideally with experience of refurbishment strategies should be involved.

To support this verification process, the input of a number of cinema / leisure operators outlining not only their interest in occupying the building but also their requirement/extent and cost of refurbishment to occupy the building would demonstrate the potential for the continued use of the building for wholly cinema/leisure operators.

I can therefore confirm written evidence from a number of cinema / leisure operators, outlining potential interest in occupying the building i) at present ii) following refurbishment work; and stating what works would be needed, would be sufficient to address matters of marketing which would inform the verification process by a surveyor/engineer with a conservation specialism.

Given the BPS report is informed by the conclusions reached in the Hallas & Co building survey, it is therefore vital this be verified and demonstrated that there is no prospect of the building being used as a cinema/leisure type use in its current form or with minimal intervention.

To respond to your point of a 'third conservation review', could you confirm the nature of input by the two independent conservation specialists prior so that I can take this into account.

I hope this clarifies matters.

Regards

Gideon Whittingham BA BSc DipTP
Senior Planning Officer
Development Management
Supporting Communities
London Borough of Camden

Telephone: 020 7974 5180
Web: camden.gov.uk
2nd floor
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

From: Kieron Hodgson <KHodgson@iceniprojects.com>

Sent: 01 June 2018 15:01

To: Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>

Cc: Wilson, Richard <Richard.Wilson@camden.gov.uk>; Madders, Frances <Frances.Madders@camden.gov.uk>; Jopp, Philippa <Philippa.Jopp@camden.gov.uk>; Jarvis, Edward <Edward.Jarvis@Camden.gov.uk>; Cullen, Bethany <Bethany.Cullen@camden.gov.uk>; Bushell, Alex <Alex.Bushell@camden.gov.uk>; Stroud, Alfie

<Alfie.Stroud@camden.gov.uk>; 'James Dilley' <James.Dilley@jesticowhiles.com>; Laurie Handcock <LHandcock@iceniprojects.com>; 'jennifer.hopkins@jesticowhiles.com' <jennifer.hopkins@jesticowhiles.com>; Lewis Westhoff <lwesthoff@iceniprojects.com>; 'sue@brandarchitectsgroup.com' <sue@brandarchitectsgroup.com>; David van der Lande <dlande@iceniprojects.com>; Anna Snow <ASnow@iceniprojects.com>; Mike England <mengland@iceniprojects.com>; Patrick McNamara <pMcNamara@iceniprojects.com>

Subject: RE: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018 - Feedback - Points of clarification

Dear Gideon

We hope you are well.

We look forward to receiving your email.

Kind regards

Kieron

Kieron Hodgson
Director, Planning

telephone: 020 3435 4218

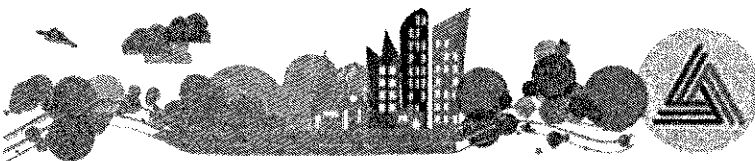
mobile: 07807 264 704

email: khodgson@iceniprojects.com



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Kieron Hodgson
Director, Planning

telephone: 020 3435 4218

mobile: 07807 264 704

email: KHodgson@iceniprojects.com



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From: Kieron Hodgson

Sent: 31 May 2018 17:54

To: Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>

Cc: Wilson, Richard <Richard.Wilson@camden.gov.uk>; Madders, Frances <Frances.Madders@camden.gov.uk>; Jopp, Philippa <Philippa.Jopp@camden.gov.uk>; Jarvis, Edward <Edward.Jarvis@Camden.gov.uk>; Cullen, Bethany <Bethany.Cullen@camden.gov.uk>; Bushell, Alex <Alex.Bushell@camden.gov.uk>; Stroud, Alfie <Alfie.Stroud@camden.gov.uk>; James Dilley <James.Dilley@jesticowhiles.com>; Laurie Handcock <LHandcock@iceniprojects.com>; jennifer.hopkins@jesticowhiles.com; Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com; David van der Lande <dlande@iceniprojects.com>; Anna Snow <ASnow@iceniprojects.com>; Mike England <mengland@iceniprojects.com>; Patrick McNamara <pMcNamara@iceniprojects.com>

Subject: RE: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018 - Feedback - Points of clarification

Dear Gideon

Thank you for the update.

We look forward to receiving your response tomorrow morning.

Kind regards

Kieron

From: Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>

Sent: 31 May 2018 15:41

To: Kieron Hodgson <KHodgson@iceniprojects.com>

Cc: Wilson, Richard <Richard.Wilson@camden.gov.uk>; Madders, Frances <Frances.Madders@camden.gov.uk>; Jopp, Philippa <Philippa.Jopp@camden.gov.uk>; Jarvis, Edward <Edward.Jarvis@Camden.gov.uk>; Cullen, Bethany <Bethany.Cullen@camden.gov.uk>; Bushell, Alex <Alex.Bushell@camden.gov.uk>; Stroud, Alfie <Alfie.Stroud@camden.gov.uk>; James Dilley <James.Dilley@jesticowhiles.com>; Laurie Handcock <LHandcock@iceniprojects.com>; jennifer.hopkins@jesticowhiles.com; Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com; David van der Lande <dlande@iceniprojects.com>; Anna Snow <ASnow@iceniprojects.com>; Mike England

<mengland@iceniprojects.com>; Patrick McNamara <pMcNamara@iceniprojects.com>

Subject: RE: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018 - Feedback - Points of clarification

Thank you Kieron,

I'll be in meetings for the rest of the day so will not be able to provide you with a substantive response today. I can however provide you with a full response tomorrow morning.

I hope this is acceptable.

Regards

Gideon Whittingham BA BSc DipTP
Senior Planning Officer
Development Management
Supporting Communities
London Borough of Camden

Telephone: 020 7974 5180
Web: camden.gov.uk
2nd floor
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

From: Kieron Hodgson [<mailto:KHodgson@iceniprojects.com>]

Sent: 25 May 2018 16:52

To: Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>

Cc: Wilson, Richard <Richard.Wilson@camden.gov.uk>; Madders, Frances <Frances.Madders@camden.gov.uk>; Jopp, Philippa <Philippa.Jopp@camden.gov.uk>; Jarvis, Edward <Edward.Jarvis@Camden.gov.uk>; Cullen, Bethany <Bethany.Cullen@camden.gov.uk>; Bushell, Alex <Alex.Bushell@camden.gov.uk>; Stroud, Alfie <Alfie.Stroud@camden.gov.uk>; James Dilley <James.Dilley@jesticowhiles.com>; Laurie Handcock <LHandcock@iceniprojects.com>; jennifer.hopkins@jesticowhiles.com; Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com; David van der Lande <dlande@iceniprojects.com>; Anna Snow <ASnow@iceniprojects.com>; Mike England <mengland@iceniprojects.com>; Patrick McNamara <pMcNamara@iceniprojects.com>; Kieron Hodgson <KHodgson@iceniprojects.com>

Subject: RE: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018 - Feedback - Points of clarification

Dear Gideon

Thank you for your email.

Given the extensive engagement undertaken with officers and stakeholders via a PPA over the past 18 months and the significant amendments made to the scheme over the course of the application in order to respond to officer feedback, I am sure you can appreciate why the applicant is deeply disappointed by your email below, which seems to be unsupportive of the application proposals on a listed building point of principle articulated at a very late stage in proceedings when only a few days ago you were advising that we would be at committee.

The applicant is currently considering their options but in seeking to take matters forward proactively we would be very grateful if officers could provide clarification with regard to a number of points.

Firstly with regard to officers substantive points (i.e. officers view that the proposals are considered to harm the special architectural and historic interest of the building and that the necessity for the works has not been sufficiently demonstrated), please can officers confirm that they have received and read the formal consultation response on the

application from Historic England. Please can officers also confirm that they have read the Hallas & Co building survey and the viability report from the councils consultants (BPS), which reaches clear conclusions as to the unviability of a simple refurbishment, the need for the substantial scheme proposed and their evidence confirming the disrepair of the existing building becoming worse and more costly to remedy over time.

With regard to points 1) and 2) of your email we understand officers require "a robust marketing strategy / survey to demonstrate whether specific cinema / leisure operators would be interested in occupying the space and the extent of works they view would be required to operate the building independent of the proposed redevelopment" Please can officers confirm whether written evidence from cinema / leisure operators would be sufficient to address this point or whether in addition officers would require a period of time (e.g. 6 months or longer) where the building is actually marketed via agents?

With regard to point 2) of officers email, you may recall that the application proposals have already been reviewed by two independent conservation specialists. In this respect the applicant would have no objection in principle to funding a third independent conservation-specialist assessment but we do not understand how such a conservation specialist professional would have the professional skill, expertise, experience or professional indemnity cover to review the suggested marketing strategy / survey and we would be grateful if officers could advise.

We look forward to receiving officers comments and clarification. We would be happy to speak on the telephone or meet with officers to discuss these points if that would be helpful.

We hope you have a good bhw.

Kind regards

Kieron

Kieron Hodgson
Director, Planning

telephone: 020 3435 4218

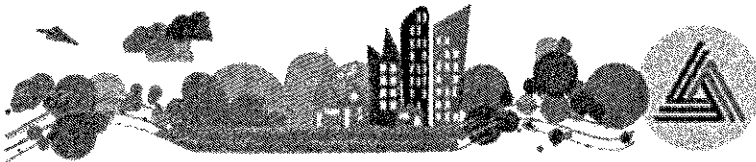
mobile: 07807 264 704

email: khodgson@iceniprojects.com



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Kieron Hodgson

Director, Planning

telephone: 020 3435 4218

mobile: 07807 264 704

email: KHodgson@iceniprojects.com



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From: Whittingham, Gideon [<mailto:Gideon.Whittingham@camden.gov.uk>]

Sent: 23 May 2018 14:47

To: Kieron Hodgson <KHodgson@iceniprojects.com>

Cc: Wilson, Richard <Richard.Wilson@camden.gov.uk>; Madders, Frances <Frances.Madders@camden.gov.uk>; Jopp, Philippa <Philippa.Jopp@camden.gov.uk>; Jarvis, Edward <Edward.Jarvis@Camden.gov.uk>; Cullen, Bethany <Bethany.Cullen@camden.gov.uk>; Bushell, Alex <Alex.Bushell@camden.gov.uk>; Stroud, Alfie <Alfie.Stroud@camden.gov.uk>; James Dilley <James.Dilley@jesticowhiles.com>; Laurie Handcock <LHandcock@iceniprojects.com>; jennifer.hopkins@jesticowhiles.com; Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com

Subject: RE: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018 - Feedback

Kieron,

Thank you for your email and providing an explanatory note prior to the scheme being discussed at Major Case Conference.

Having taken into account the scope and comments of the Design Review Panel (DRP), Camden Planning Officers have formed the following substantive view of the scheme:

- The design of the extension and associated alterations are considered to harm the special architectural and historic interest of the building.
- The less than substantial harm caused would not be outweighed by the limited public benefit stated by the applicant.
- The necessity for works which result in less than substantial harm has not been sufficiently demonstrated

As such, the current application would not be recommended for approval at Planning Committee on the 28th June and would not be recommended for approval until the above has been sufficiently rectified.

Alternatively, the application could be determined on the information we currently have before us if the applicant so chooses.

Camden Officers consider fundamental elements require reconsideration and review by the applicant, in particular:

The necessity for the interventions proposed:

Officers query the extent of physical works required to maintain the existing or leisure type use, independent of the proposed redevelopment.

The findings of the Building Condition Report by Hallas & Co and a potential marketing strategy (see below) should be verified and/or corroborated by an independent conservation-specialist assessment (funded by the applicant), particularly reviewing the refurbishment needs to the existing building, independent of the proposed redevelopment.

In addition, a robust marketing strategy/survey should demonstrate whether specific cinema/leisure operators would be interested in occupying the space and the extent of works they view would be required to operate the building, independent of the proposed redevelopment. The Independent Cinema Operators (ICO) Report submitted relates to very broad market expectations, which while useful, does not inform an existing user within a listed building, therefore specific operators relating to this site should be sought for input.

We note that the current occupiers Odeon have neither substantively commented on the condition of the existing building, nor the extent of intervention they may require to continue occupation until the end of their lease which again would be valuable for our assessment.

Therefore additional information in mind of the above, provided by cinema/leisure operators should outline what interventions would be required to:

- 1) Refurbish the building for the existing cinema operator until the lease expires
- 2) For any other cinema/leisure operator to occupy the building until the lease expires
- 3) For any other cinema/leisure operator, notwithstanding the lease arrangements, within the existing buildings envelope

The submission needs to demonstrate that there is no prospect of it being used as a cinema/leisure type use in its current form or with minimal intervention. A robust assessment as outlined above could justify the interventions to the listed building.

The above may also inform the works proposed and perhaps a reduction in scale/scope. Therefore design officers would welcome the opportunity to engage in more detailed discussions of this nature once the above has been completed.

A key element that should be included at this point however relates to the inclusive design for a cinema/leisure operator. The quantum and nature of the cinema offer is considered of very limited benefit, if indeed at all, being located beneath ground floor level and having ancillary visibility and presence, particularly when balanced with the resulting harm proposed. Greater comfort must be provided for an integral cinema as part of any redevelopment with a design solution. Officers consider this does not come through the current design proposed for the ground floor level or elevational treatment to a sufficient degree, which again limits its stated benefits brought.

Given the above, we would ask that the applicant continues to work proactively with us as part of our PPA and following the above comments, in order to gain a positive officer recommendation. Officers would therefore request the following at this stage from the applicant:

- 1) Undertake a robust marketing strategy/survey in line with the above
- 2) Agree to fund an independent conservation-specialist assessment to review both the marketing strategy/survey and the current Building Condition Report

If you however wish for the application to be determined based on the information currently submitted please notify me directly.

Regards

Gideon Whittingham BA BSc DipTP
Senior Planning Officer
Development Management
Supporting Communities
London Borough of Camden

Telephone: 020 7974 5180
Web: camden.gov.uk
2nd floor
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

From: Kieron Hodgson [<mailto:KHodgson@iceniprojects.com>]

Sent: 22 May 2018 15:01

To: Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>

Cc: Wilson, Richard <Richard.Wilson@camden.gov.uk>; Madders, Frances <Frances.Madders@camden.gov.uk>; Jopp, Philippa <Philippa.Jopp@camden.gov.uk>; Jarvis, Edward <Edward.Jarvis@Camden.gov.uk>; Cullen, Bethany <Bethany.Cullen@camden.gov.uk>; Bushell, Alex <Alex.Bushell@camden.gov.uk>; Stroud, Alfie <Alfie.Stroud@camden.gov.uk>; James Dilley <James.Dilley@jesticowhiles.com>; Laurie Handcock <LHandcock@iceniprojects.com>; jennifer.hopkins@jesticowhiles.com; Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com

Subject: RE: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018 - Feedback

Dear Gideon

Thank you.

We look forward to hearing from you.

Kind regards

Kieron

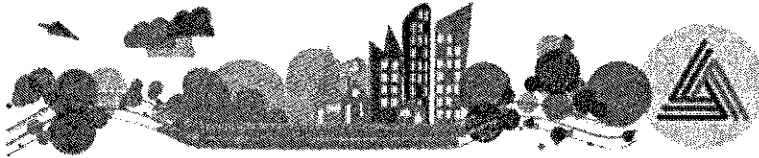
Kieron Hodgson
Director, Planning

telephone: 020 3435 4218
mobile: 07807 264 704
email: KHodgson@iceniprojects.com



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From: Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>

Sent: 22 May 2018 14:32

To: Kieron Hodgson <KHodgson@iceniprojects.com>

Cc: Wilson, Richard <Richard.Wilson@camden.gov.uk>; Madders, Frances <Frances.Madders@camden.gov.uk>; Jopp, Philippa <Philippa.Jopp@camden.gov.uk>; Jarvis, Edward <Edward.Jarvis@Camden.gov.uk>; Cullen, Bethany <Bethany.Cullen@camden.gov.uk>; Bushell, Alex <Alex.Bushell@camden.gov.uk>; Stroud, Alfie <Alfie.Stroud@camden.gov.uk>; James Dillely <James.Dillely@jesticowhiles.com>; Laurie Handcock <LHandcock@iceniprojects.com>; jennifer.hopkins@jesticowhiles.com; Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com

Subject: RE: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018 - Feedback

Thank you Kieron,

I'll be in meetings for much of today but can provide a full response by the end of play today.

I hope this is acceptable.

Regards

Gideon Whittingham BA BSc DipTP
Senior Planning Officer
Development Management
Supporting Communities
London Borough of Camden

Telephone: 020 7974 5180
Web: camden.gov.uk
2nd floor
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

From: Kieron Hodgson [<mailto:KHodgson@iceniprojects.com>]
Sent: 22 May 2018 11:08
To: Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>
Cc: Wilson, Richard <Richard.Wilson@camden.gov.uk>; Madders, Frances <Frances.Madders@camden.gov.uk>; Jopp, Philippa <Philippa.Jopp@camden.gov.uk>; Jarvis, Edward <Edward.Jarvis@Camden.gov.uk>; Cullen, Bethany <Bethany.Cullen@camden.gov.uk>; Bushell, Alex <Alex.Bushell@camden.gov.uk>; Stroud, Alfie <Alfie.Stroud@camden.gov.uk>; James Dilley <James.Dilley@jesticowhiles.com>; Laurie Handcock <L.Handcock@iceniprojects.com>; jennifer.hopkins@jesticowhiles.com; Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com
Subject: RE: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018 - Feedback

Dear Gideon

We hope you are well.

We have left you a number of telephone message over the past few days.

We would be grateful if you could kindly provide us with feedback following the officer meeting on 17th May 2018 or advise as to your programme for providing feedback.

Thank you for your help

Kind regards

Kieron

Kieron Hodgson
Director, Planning

telephone: 020 3435 4218
mobile: 07807 264 704
email: KHodgson@iceniprojects.com



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From: Kieron Hodgson
Sent: 18 May 2018 14:17
To: Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>

Cc: Tom Bolton <Tom@frame-projects.co.uk>; Wilson, Richard <Richard.Wilson@camden.gov.uk>; Madders, Frances <Frances.Madders@camden.gov.uk>; Jopp, Philippa <Philippa.Jopp@camden.gov.uk>; Deborah Denner <deborah@frame-projects.co.uk>; Catherine@burdhaward.com; robin.nicholson@cullinanstudio.com; Rebecca@frame-projects.co.uk; Farzana@frame-projects.co.uk; Edward.Jarvis@Camden.gov.uk; bethany.cullen@camden.gov.uk; Bushell, Alex <Alex.Bushell@camden.gov.uk>; alfie.stroud@camden.gov.uk; James Dilley <James.Dilley@jesticowhiles.com>; Laurie Handcock <LHandcock@iceniprojects.com>; jennifer.hopkins@jesticowhiles.com; Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com

Subject: RE: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018 - Feedback

Dear Gideon

We hope you are well and had an enjoyable holiday.

Please can you provide us with feedback following the officer meeting on 17th May 2018.

I am available on the telephone to speak if that would be convenient. My number is 07807264704.

Kind regards

Kieron

Kieron Hodgson
Director, Planning

telephone: 020 3435 4218

mobile: 07807 264 704

email: khodgson@iceniprojects.com



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From: Kieron Hodgson

Sent: 15 May 2018 14:09

To: Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>
Cc: Tom Bolton <Tom@frame-projects.co.uk>; Wilson, Richard <Richard.Wilson@camden.gov.uk>; Madders, Frances <Frances.Madders@camden.gov.uk>; Jopp, Philippa <Philippa.Jopp@camden.gov.uk>; Deborah Denner <deborah@frame-projects.co.uk>; Catherine@burdhaward.com; robin.nicholson@cullinanstudio.com; Rebecca@frame-projects.co.uk; Farzana@frame-projects.co.uk; Edward.Jarvis@Camden.gov.uk; bethany.cullen@camden.gov.uk; Bushell, Alex <Alex.Bushell@camden.gov.uk>; alfie.stroud@camden.gov.uk; James Dilley <James.Dilley@jesticowhiles.com>; Laurie Handcock <LHandcock@iceniprojects.com>; jennifer.hopkins@jesticowhiles.com; Lewis Westhoff <lwesthoff@iceniprojects.com>; sue@brandarchitectsgroup.com; Kieron Hodgson <KHodgson@iceniprojects.com>
Subject: RE: 135-149 Shaftesbury Avenue, London - Officer meeting 17th May 2018

Dear Gideon

Thank you for your email.

Please find enclosed a summary of the planning and public benefits case, which we hope is helpful to support officers considerations of our proposals at the meeting on the 17th May 2018.

Please do not hesitate to contact me should you have any questions of wish to discuss any aspect.

Kind regards

Kieron

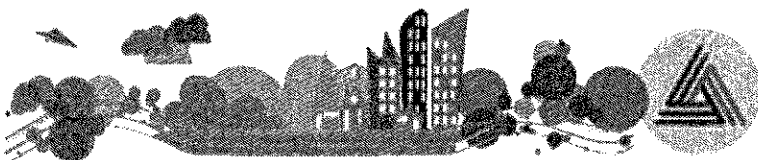
Kieron Hodgson
Director, Planning

telephone: 020 3435 4218
mobile: 07807 264 704
email: khodgson@iceniprojects.com



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Kieron,

In acknowledging your email, we are of the view that the scheme need no longer go back to DRP at this stage.

Beth Cullen has requested the scheme be discussed at an internal meeting on the 17th May, following which I can confirm officers recommendation.

Notwithstanding the meeting on the 17th, we will continue to work towards a PC date at the end of June in any case.

Regards

Gideon Whittingham BA BSc DipTP
Senior Planning Officer
Development Management
Supporting Communities
London Borough of Camden

Telephone: 020 7974 5180
Web: camden.gov.uk
2nd floor
5 Pancras Square
London N1C 4AG

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From: Kieron Hodgson

Sent: 02 May 2018 13:29

To: Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>

Cc: Tom Bolton <Tom@frame-projects.co.uk>; Wilson, Richard <Richard.Wilson@camden.gov.uk>; Madders, Frances <Frances.Madders@camden.gov.uk>; Jopp, Philippa <Philippa.Jopp@camden.gov.uk>; Deborah Denner <deborah@frame-projects.co.uk>; Catherine <Catherine@burdhaward.com>; robin.nicholson@cullinanstudio.com; Rebecca@frame-projects.co.uk; Farzana@frame-projects.co.uk; Edward.Jarvis@Camden.gov.uk; bethany.cullen@camden.gov.uk; Bushell, Alex <Alex.Bushell@camden.gov.uk>; alfie.stroud@camden.gov.uk; James Dilley <James.Dilley@jesticowhiles.com>; Laurie Handcock <LHandcock@iceniprojects.com>; jennifer.hopkins@jesticowhiles.com; Lewis Westhoff <lwesthoff@iceniprojects.com>; Kieron Hodgson <KHodgson@iceniprojects.com>; sue@brandarchitectsgroup.com

Subject: 135-149 Shaftesbury Avenue, London - Design Review Panel (3) - 11th May 2018

Dear Gideon

It was good to see you yesterday and we write following our meeting at your offices.

You have recommended that the scheme is presented to the Design Review Panel (DRP) for a third time. We understand this third review would be undertaken via a 'surgery review' led by the DRP Chair.

You have advised us that the next available date for this review is the 11th May 2018.

You advised that you would liaise with Frame and confirm that the scheme shall be considered again at the DRP surgery review meeting on 11th May 2018.

We would be grateful if the Frame team could advise as to what is necessary in terms of administration. For example, whether the applicant is required to pay a further fee?

We understand that this third DRP meeting is recommended to enable the DRP to provide an assessment on the additional information provided on 23 April 2018. I enclose this information and relevant email chronology for completeness.

We also understand that officers wish the DRP to answer a specific question from officers in relation to how the building "appears". We understand from our meeting yesterday that you consider it critical for the DRP to provide an answer to this question to enable officers to conclude their planning assessment of the proposals in the round. You advise that the DRP provides their answer to this question at the meeting on the 11th May 2018 and specifically within the DRP's subsequent formal written feedback.

Given the importance of this issue to officers, we understand that you are going to define in writing the question you would like the DRP to answer as it is important the DRP are clear on the brief and what officers require.

We trust the above is an accurate summary of our meeting and we look forward to hearing from you and the Frame team.

Kind regards

Kieron

Kieron Hodgson
Director, Planning

telephone: 020 3435 4218

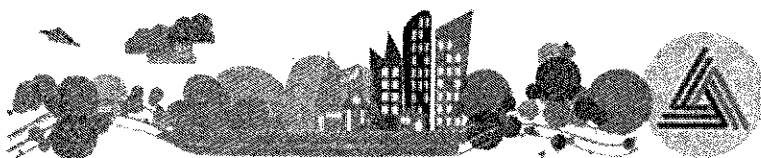
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