James Kon

From:

Lewis Westhoff

Sent:

25 September 2018 10:10

To:

Whittingham, Gideon

Cc:

Laurie Handcock; Kieron Hodgson; Sue Wheldon; Haim Danous; McDonald, Neil

Subject:

RE: 135-149 Shaftesbury Avenue - Independent Heritage Review

Morning Gideon

Thank you for your help in chasing Duncan so he could issue his report this morning.

We have now reviewed the report and its updated conclusions. The report is now more explicit and addresses the three specific questions that you asked Duncan to respond on.

Can you please confirm that this updated report gives officers the comfort to resolve this matter and that the application can now be referred to the 18 October Planning Committee?

Kind regards

Lewis

Lewis Westhoff

Senior Planner, Planning

telephone: 020 3640 1024 mobile: 07557 678 587

email: lwesthoff@iceniprojects.com



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

Sent: 24 September 2018 17:16

To: Lewis Westhoff < lwesthoff@iceniprojects.com>

Cc: Laurie Handcock < LHandcock@iceniprojects.com >; Kieron Hodgson < KHodgson@iceniprojects.com >; Sue

Wheldon <sue@brandarchitectsgroup.com>; Haim Danous <haim@thaisq.com>; McDonald, Neil

<Neil.McDonald@camden.gov.uk>

Subject: RE: 135-149 Shaftesbury Avenue - Independent Heritage Review

Thank you Lewis,

Duncan has not provided any update so I'll chase again.

Regards

Gideon Whittingham Senior Planner

Telephone: 020 7974 5180



From: Lewis Westhoff < lwesthoff@iceniprojects.com >

Sent: 24 September 2018 09:33

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

Cc: Laurie Handcock < LHandcock@iceniprojects.com >; Kieron Hodgson < KHodgson@iceniprojects.com >; Sue

Wheldon < sue@brandarchitectsgroup.com >; Haim Danous < haim@thaisq.com >; McDonald, Neil

<Neil.McDonald@camden.gov.uk>

Subject: RE: 135-149 Shaftesbury Avenue - Independent Heritage Review

Thanks Gideon

We look forward to receiving the updated report soon.

Kind regards

Lewis

Lewis Westhoff

Senior Planner, Planning

telephone: 020 3640 1024 mobile: 07557 678 587

email: lwesthoff@iceniprojects.com



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

Sent: 21 September 2018 18:35

To: Lewis Westhoff < lwesthoff@iceniprojects.com >

Cc: Laurie Handcock < LHandcock@iceniprojects.com >; Kieron Hodgson < KHodgson@iceniprojects.com >; Sue

Wheldon < sue@brandarchitectsgroup.com >; Haim Danous < haim@thaisq.com >; McDonald, Neil

<Neil.McDonald@camden.gov.uk>

Subject: RE: 135-149 Shaftesbury Avenue - Independent Heritage Review

Lewis,

Duncan has confirmed he will provide a revised assessment today, given the time now its unlikely, but I anticipate it will be complete for Monday morning.

Once in receipt I shall share for us all to review.

Regards

Gideon Whittingham Senior Planner

Telephone: 020 7974 5180



From: Lewis Westhoff < lwesthoff@iceniprojects.com >

Sent: 20 September 2018 12:53

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

Cc: Laurie Handcock < LHandcock@iceniprojects.com >; Kieron Hodgson < KHodgson@iceniprojects.com >; Sue

Wheldon < sue@brandarchitectsgroup.com >; Haim Danous < haim@thaisq.com >; McDonald, Neil

<Neil.McDonald@camden.gov.uk>

Subject: RE: 135-149 Shaftesbury Avenue - Independent Heritage Review

Gideon

Further to my earlier email, please could you provide us with an update on this matter.

We have contacted Duncan directly yesterday and have yet to receive a response. His report is now well overdue once again.

Please could you provide us with an update as a matter of urgency?

Kind regards

Lewis

Lewis Westhoff Senior Planner, Planning

telephone: 020 3640 1024 mobile: 07557 678 587

email: lwesthoff@iceniprojects.com



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From: Lewis Westhoff

Sent: 18 September 2018 13:35

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

Cc: Laurie Handcock < LHandcock@iceniprojects.com >; Kieron Hodgson < KHodgson@iceniprojects.com >; Sue

Wheldon < sue@brandarchitectsgroup.com >; Haim Danous < haim@thaisq.com >

Subject: RE: 135-149 Shaftesbury Avenue - Independent Heritage Review

Gideon.

I have just left you a voicemail message.

Could you please let us know if Duncan has issued his report? We are obviously keen to have this matter resolved as soon as possible so we can have the application determined at the 18 October Planning Committee.

We would be grateful if you could please get back to us by the end of today. If we don't hear from you, we will touch base with Duncan to confirm when he will issuing his updated report.

Kind regards

Lewis

Lewis Westhoff Senior Planner, Planning

telephone: 020 3640 1024 mobile: 07557 678 587

email: lwesthoff@iceniprojects.com



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From: Lewis Westhoff

Sent: 17 September 2018 12:11

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

Cc: Laurie Handcock < LHandcock@iceniprojects.com >; Kieron Hodgson < KHodgson@iceniprojects.com >; Sue

Wheldon < sue@brandarchitectsgroup.com >; Haim Danous < haim@thaisq.com >

Subject: RE: 135-149 Shaftesbury Avenue - Independent Heritage Review

Gideon

I hope you had a nice weekend.

I just tried calling for you but was unable to get through.

Could you please let us know if Duncan has issued his revised report and forward it through?

Kind regards

Lewis

Lewis Westhoff

Senior Planner, Planning

telephone: 020 3640 1024 mobile: 07557 678 587

email: lwesthoff@iceniprojects.com



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From: Lewis Westhoff

Sent: 13 September 2018 09:12

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

Cc: Laurie Handcock < LHandcock@iceniprojects.com >; Kieron Hodgson < KHodgson@iceniprojects.com >; Sue

Wheldon < sue@brandarchitectsgroup.com >; Haim Danous < haim@thaisq.com >

Subject: RE: 135-149 Shaftesbury Avenue - Independent Heritage Review

Thanks Gideon

We would be hopeful that Duncan would be able to issue the updated report by the end of the week.

Please keep us posted.

Kind regards

Lewis

Lewis Westhoff

Senior Planner, Planning

telephone: 020 3640 1024 mobile: 07557 678 587

email: lwesthoff@iceniprojects.com



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

Sent: 12 September 2018 19:05

To: Lewis Westhoff < lwesthoff@iceniprojects.com >

Cc: Laurie Handcock < LHandcock@iceniprojects.com >; Kieron Hodgson < KHodgson@iceniprojects.com >; Sue

Wheldon < sue@brandarchitectsgroup.com >; Haim Danous < haim@thaisq.com >

Subject: RE: 135-149 Shaftesbury Avenue - Independent Heritage Review

Thank you Lewis,

Duncan has confirmed an edited version will be available in the next few days.

Regards

Gideon Whittingham Senior Planner

Telephone: 020 7974 5180



From: Lewis Westhoff < lwesthoff@iceniprojects.com >

Sent: 12 September 2018 12:48

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

Cc: Laurie Handcock < LHandcock@iceniprojects.com >; Kieron Hodgson < KHodgson@iceniprojects.com >; Sue

Wheldon < sue@brandarchitectsgroup.com >; Haim Danous < haim@thaisq.com >

Subject: RE: 135-149 Shaftesbury Avenue - Independent Heritage Review

Gideon

Thanks for your time on the phone last evening.

We discussed officers' views on Dr Phillips' report and you noted that following discussions with Bethany Cullen and Neil McDonald officers are of the view that the report does not explicitly address the three key questions within the brief. You have since replied to Duncan Phillips (your email below) asking him to amend his report to answer each question.

As mentioned, our view is that the report answers these questions in line with the brief. This is evidenced by Dr Phillips confirming that he agrees with the findings contained within the professional reports he was asked to review. If he did not agree with these conclusions, then this would have been made clear in his report. It is also worth noting that Dr Phillips in his email to you when he issued his report, mentioned that this scheme is very straightforward from his point of view in terms of heritage.

To give officers the clarity that you need, we suggest that Dr Phillips update his report with additional clarifications that specifically address the three questions. This should be able to be completed quickly and easily. For example, explicit clarification could be provided by:

- Listing the defects identified by Hallas and Co in their building condition report and confirming that he agrees with these.
- Confirming that he agrees with the repair, maintenance and refurbishment works needed to rectify the defects identified by Hallas and Co.
- Confirming that he agrees with the £10million cost estimate identified by Hallas and Co required to carry out the above works.

This would address the first two questions in relation to proposed works and costs and align with what Dr Phillips has already said in his report.

In terms of the third point, we would suggest that he includes a paragraph or two following his assessment of significance. As Dr Phillips has concluded that he finds no significance internally and that he agrees with the viability of the proposed works and the associated costs (which have also been independently verified by BPS), perhaps the best way to explicitly answer this question could be through a sentence similar to the following:

My findings within this review demonstrate that a considerable programme of works is required to be undertaken in order for the building to be viably redeveloped, and that the proposed scheme does not cause undue or unacceptable harm to the significance of the listed building. As such, it is clear that a reduced scope of work, such as the work identified in the Hallas and Co report, would be insufficient to secure the future of the building, and would also not generate fewer conflicts with the building's significance.

As mentioned earlier, we are of the view that all of these questions have been answered indirectly by Dr Phillips in his original report. We believe that simple clarifying sentences or statements similar to what we have set out above will give officers the comfort you need on this matter. This should be able to be resolved quickly to allow the scheme to be presented at the 18 October Planning Committee.

We hope you find this helpful and we would be grateful if you could pass these suggestions onto Dr Phillips when you speak with him today. Please could you copy us in on any correspondence.

We look forward to hearing from you soon.

Kind regards

Lewis

Lewis WesthoffSenior Planner, Planning

telephone: 020 3640 1024 mobile: 07557 678 587

email: lwesthoff@iceniprojects.com



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

Sent: 11 September 2018 17:41

To: Lewis Westhoff < lwesthoff@iceniprojects.com>

Subject: FW: 135-149 Shaftesbury Avenue - Independent Heritage Review

FYI

Gideon Whittingham Senior Planner

Telephone: 020 7974 5180



From: Whittingham, Gideon Sent: 11 September 2018 17:28

To: 'Duncan Philips' < duncan@listedbuildingsurveys.co.uk>

Subject: RE: 135-149 Shaftesbury Avenue - Independent Heritage Review

Thank you for your review Duncan,

The HR and its objectives were as follows:

With reference to relevant national policy and guidance, including Planning Practice Guidance section 18a and Historic England's Good Practice Advice (HE GPA) Note 2, and an understanding of the building's significance, produce a Report summarising your expert view on:

Proposed works: To help verify the conservation deficit, distinguish among the proposed works those which are necessary for repair, maintenance and reasonable refurbishment of the building, and based on inspection of the building identify other remedial works necessary.

Costs: Given your understanding of the building's condition, do the costings appear appropriate?

Justification: Noting particularly the need to avoid, minimise and mitigate harm, identify any conflicts with conservation of the building's existing significance among the proposed works. Based on your understanding of the building's present condition and the costs and feasibility of intervention, do you judge a scheme which could avoid these conflicts and/or enhance significance likely to be viable? (PPG sec. 18a paras. 15 & 19; HE GPA 2 para. 26)

Having had time to review your submission, I can only find a substantial view on significance, which was not one of our three key questions. I would therefore ask you to address these key questions and provide a timeline for its completion.

Should you have any further queries, please do not hesitate to contact me.

Regards

Gideon Whittingham Senior Planner

Telephone: 020 7974 5180



From: Duncan Philips < duncan@listedbuildingsurveys.co.uk >

Sent: 02 September 2018 15:23

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

Subject: Re: 135-149 Shaftesbury Avenue - Independent Heritage Review

Hello Gideon,

My review is attached here. It is concise and should be easy to read and I have deliberately avoided any ambiguity.

I wasn't sure of the protocol for circulation so I am sending it to you direct rather than the group as a whole as you are technically the client. You can distribute it as you wish.

I see that you have cancelled the meeting for Monday. I'm not entirely clear why the meeting was scheduled initially, although I will be in London anyway and could attend if there is anything to discuss and it was to be rescheduled,

I'll leave this with you, but it all seems to be very straightforward from my point of view in terms of the heritage aspects.

Kind regards,

Duncan

Dr Duncan Philips MSc, MPhil, PhD, CEnv, FRICS, IHBC

Chartered Building Surveyor Historic Buildings Advisor

RICS No. 0080429 RICS Certified Historic Buildings Professional RICS - Chair, Building Conservation Steering Group

IHBC HESPR Accredited - Historic Environment Service Provider IHBC - Chair, South East Region

Listed Building Surveys
duncan@listedbuildingsurveys.co.uk
https://listedbuildingsurveys.co.uk
07711 680812

On 30 August 2018 at 11:01, Whittingham, Gideon < Gideon. Whittingham@camden.gov.uk > wrote:

Lewis,

Can I ask that such requests be made via the Council and that any further prompts be forwarded to me so that I can follow up with Duncan.

With regard to our meeting on Monday, given your request date and the likely issue of the Heritage Review, it will be an opportunity for Duncan to perhaps summarise and expand where necessary his findings.

I do not consider the meeting appropriate nor beneficial for either party (Council / Applicants) to debate the report without a reasonable period to fully digest it.

| The meeting on Monday shall therefore be used for Duncan to present the Review and the Council / Applicants to discuss all other matters excluding the Heritage Review. |
|---|
| Should you have any questions please call me on the number below. |
| Regards |
| Gideon Whittingham Senior Planner |
| Telephone: 020 7974 5180 |
| GDG8 |
| From: Lewis Westhoff < lwesthoff@iceniprojects.com > Sent: 30 August 2018 10:40 To: Duncan Philips < duncan@listedbuildingsurveys.co.uk >; Sue Wheldon < sue@brandarchitectsgroup.com > Ce: Whittingham, Gideon < Gideon.Whittingham@camden.gov.uk >; Stroud, Alfie < Alfie.Stroud@camden.gov.uk >; Laurie Handcock < LHandcock@iceniprojects.com >; Haim Danous < haim@thaisq.com >; Kieron Hodgson < KHodgson@iceniprojects.com > Subject: RE: 135-149 Shaftesbury Avenue - Independent Heritage Review Importance: High |
| |
| Morning Duncan |
| Please can you let us know when you will be issuing your report? |
| We were expecting to receive it by the end of last week which would have given us sufficient time to review and prepare for our meeting on Monday afternoon. This delay means that we will have a shorter time to review and it threatens to prolong the overall planning application programme. |
| We would be grateful if you please provide us with an update as a matter of urgency. |
| Kind regards |
| Lewis |

Lewis Westhoff

Senior Planner, Planning

telephone: 020 3640 1024 mobile: 07557 678 587

email: lwesthoff@iceniprojects.com



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From: Lewis Westhoff Sent: 29 August 2018 14:42

To: Duncan Philips < duncan@listedbuildingsurveys.co.uk >; Sue Wheldon

<<u>sue@brandarchitectsgroup.com></u>

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

< Alfie.Stroud@camden.gov.uk >; Laurie Handcock < LHandcock@iceniprojects.com >; Haim Danous

mailto:khairq.com<a href="mail

Duncan

We hope you are well.

We are just checking to see if you are able to issue your report today ahead of our meeting on Monday afternoon?

Kind regards

Lewis

Lewis Westhoff

Senior Planner, Planning

telephone: 020 3640 1024 mobile: 07557 678 587

email: lwesthoff@iceniprojects.com



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From: Lewis Westhoff

Sent: 28 August 2018 09:44

To: Duncan Philips <duncan@listedbuildingsurveys.co.uk>; Sue Wheldon

<sue@brandarchitectsgroup.com>

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

<a href="mailto: <a href="

<a href="mailto:ha

Thanks Duncan

We look forward to receiving your report.

Kind regards

Lewis

Lewis Westhoff

Senior Planner, Planning

telephone: 020 3640 1024 mobile: 07557 678 587

email: lwesthoff@iceniprojects.com



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From: Duncan Philips <duncan@listedbuildingsurveys.co.uk>

Sent: 28 August 2018 08:22

To: Sue Wheldon < sue@brandarchitectsgroup.com >

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

<a href="mailto: <a href="

< haim@thaisq.com>; Kieron Hodgson < KHodgson@iceniprojects.com>; Lewis Westhoff

<lwesthoff@iceniprojects.com>

Subject: Re: 135-149 Shaftesbury Avenue - Independent Heritage Review

Morning all,

Meeting date/time will be ok with me.

Report not quite ready yet but won't be too much longer.

Duncan

Sent from my iPhone

On 24 Aug 2018, at 14:23, Sue Wheldon < sue@brandarchitectsgroup.com > wrote:

Dear Gideon,

I confirm that the Client, Haim Danous, will be attending the meeting with you on Monday 3rd September at 4.00pm.

I will be away on holiday that week but look forward to meeting again soon.

Kind regards,

Sue

----Original Appointment----

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

Sent: 24 August 2018 14:00

To: Stroud, Alfie; Laurie Handcock; Kieron Hodgson; Duncan Philips; Sue Wheldon

Subject: 135-149 Shaftesbury Avenue - Independent Heritage Review

When: 03 September 2018 16:00-17:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

Where: <<5PS Meeting Rooms - Ground Floor - 0.1 Waterlow>>

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