

From: McDonald, Neil <Neil.McDonald@camden.gov.uk>
Sent: 13 February 2019 13:45
To: Anna Snow; Lewis Westhoff; Whittingham, Gideon
Cc: Cullen, Bethany; Hatton, Colette; 'Haim cateringuk@btconnect.com'; Sue Wheldon; James Dilley; Laurie Handcock; Kieron Hodgson
Subject: RE: 135-149 Shaftesbury Avenue - Meeting with Colette Hatton on 28/01/2019

Dear Anna,

We discussed the design at our last internal design surgery. Whilst it was generally agreed that the latest set of changes which simplify the design are an improvement, officers generally remained uncomfortable about the proposal and its impact on the listed building. The view is consistent with the advice we have provided since we started pre-application discussions. The proposed roof extension is neither successful, respectful of or subservient to the listed building.

Our main concern has always been whether the 'glass box' as a design solution could be conceived to the sufficient standard and quality deserving of the listed building and in particular how it would appear given the need to be engineered to the required specification for its proposed use as a hotel. It would need to provide all the expected comforts in terms of blocking out daylight for sleep, screening for privacy, views out for amenity, passive heating/cooling for sustainability and (given the inevitable effects of solar gain through glass) the need for mechanical cooling and/or louvres, blinds and curtains ventilation ducting and the inevitable plant enclosure on the roof. All the examples we looked at of similar glazed extensions for habitable use ended up appearing as utilitarian curtain walling either solid/black or with paraphernalia such as blinds, floorplates, office equipment fully evident and compromising the impression – certainly not the seamless blue as indicated on your submitted soft focus images. There are of course examples of some very successful glass box solutions but this is where the use inside lends itself better to the approach, or it is a much smaller scale addition which is not prominent in the street scene. In this case we have the worst of both worlds, an extension which would be large and prominent, whose scale is not mitigated by its simplicity and light nature because of the use it contains.

Many of the above concerns have also been expressed by our external design panel who while amenable to the glass box approach in theory were sceptical of how it would work in practice. I appreciate you have since submitted supplemental information in response to their points and we are in the process of reviewing this before we get back to you with our definitive response. I am not convinced that tinkering with the detail of the proposed extension is going to be enough to address our concerns. This is a view we have expressed many times, but we have yet to see any significant amendment to this aspect of the scheme.

Finally there is the matter of the land use issues. In the absence of information direct from Odeon as to the reasons for their quitting their lease the evidence is somewhat weak on the need for a scaled down cinema use on the site. But we are prepared to run with a reprovided smaller cinema in the basement as you are proposing provided this is solidly backed by an experienced operator entering into a partnership with the applicant and based on the extent of repairs to the building that need to be financed by a mixed use scheme.

In terms of the extent of repairs needed I must say there remains some scepticism among officers as to how the works needed can be so seriously structural as to warrant change of use and extensions on this scale to the listed building in order to pay for them. In reality the only way this could be verified is through marketing evidence, if cinema operators or other cultural uses who might wish to take the building confirmed that it would not be a viable scheme taking account of

the works required and the cost of purchasing the site. We have not sought to go down this route as it would involve considerable delay, but without it the land use justification you have made is quite weak. It would be helpful if you are able to clarify whether any offers have been made, as you know we have had a representation from the Theatres Trust on this point. Ultimately you have presented to us what you consider to be a viable scheme, you have sought to demonstrate that continued use of the building as a cinema would not be viable, but of course that only tests one alternative rather than demonstrating without doubt that your scheme is the only one which will secure the long term future of this building.

I hope this is helpful for now.

Neil McDonald
Team Manager (South), Development Management

Telephone: 020 7974 2061

From: Anna Snow <ASnow@iceniprojects.com>

Sent: 12 February 2019 10:35

To: McDonald, Neil <Neil.McDonald@camden.gov.uk>; Lewis Westhoff <lwesthoff@iceniprojects.com>; Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>

Cc: Cullen, Bethany <Bethany.Cullen@camden.gov.uk>; Hatton, Colette <Colette.Hatton@camden.gov.uk>; 'Haim cateringuk@btconnect.com' <haim@thaisq.com>; Sue Wheldon <sue@brandarchitectsgroup.com>; James Dilley <James.Dilley@jesticowhiles.com>; Laurie Handcock <LHandcock@iceniprojects.com>; Kieron Hodgson <KHodgson@iceniprojects.com>

Subject: RE: 135-149 Shaftesbury Avenue - Meeting with Colette Hatton on 28/01/2019

Dear Neil

Are you able to provide a response to my email below?

I have tried to call you a couple of times but you must be tied up in meetings. Please do call me if it is easier to discuss over the phone in the first instance, I am in the office all day.

Kind regards

Anna

Anna Snow BA (Hons) MPhil PGDip MRTPI
Director, Planning

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From: Anna Snow <ASnow@iceniprojects.com>

Sent: 06 February 2019 09:19

To: McDonald, Neil <Neil.McDonald@camden.gov.uk>; Lewis Westhoff <lwesthoff@iceniprojects.com>;
Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>

Cc: Cullen, Bethany <Bethany.Cullen@camden.gov.uk>; Hatton, Colette <Colette.Hatton@camden.gov.uk>; 'Haim cateringuk@btconnect.com' <haim@thaisq.com>; Sue Wheldon <sue@brandarchitectsgroup.com>; James Dilley <James.Dilley@jesticowhiles.com>; Laurie Handcock <LHandcock@iceniprojects.com>; Kieron Hodgson <KHodgson@iceniprojects.com>

Subject: RE: 135-149 Shaftesbury Avenue - Meeting with Colette Hatton on 28/01/2019

Dear Neil

I respond on Lewis's behalf as he is currently on annual leave.

Firstly thank you for your response - we await further comments following your internal design surgery. I have recently had some general discussions with Ed Jarvis about this site on the back of other conversations so it may be helpful to touch base with him, but please be assured that our client is willing to further invest in securing the right design response on the understanding that all other matters are now resolved.

In this context it is particularly helpful to see that the need for the proposed quantum of floorspace is understood, although we would be grateful for an explicit response stating that the land use issues have been resolved for the purposes of the current application.

I look forward to hearing from you with your detailed design comments in due course.

Kind regards

Anna

Anna Snow BA (Hons) MPhil PGDip MRTPI
Director, Planning

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From: McDonald, Neil <Neil.McDonald@camden.gov.uk>

Sent: 05 February 2019 11:54

To: Lewis Westhoff <lwesthoff@iceniprojects.com>; Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>

Cc: Cullen, Bethany <Bethany.Cullen@camden.gov.uk>; Hatton, Colette <Colette.Hatton@camden.gov.uk>; 'Haim cateringuk@btconnect.com' <haim@thaisq.com>; Sue Wheldon <sue@brandarchitectsgroup.com>; James Dilley <James.Dilley@jesticowhiles.com>; Laurie Handcock <LHandcock@iceniprojects.com>; Anna Snow <ASnow@iceniprojects.com>; Kieron Hodgson <KHodgson@iceniprojects.com>

Subject: RE: 135-149 Shaftesbury Avenue - Meeting with Colette Hatton on 28/01/2019

Dear Lewis,

Thank you for copying me into your email to Gideon.

I understand that Colette met with your architect last Monday and a constructive conversation took place although I think it is a little premature to say Colette or the Council now supports the application on design and conservation grounds.

In broad terms the view expressed by Colette to me following that conversation was that she could appreciate why glazing has been chosen as the dominant material, because materials of a more solid nature which have previously been discussed would compete with the existing listed building and be likely to require fenestration creating a busy top section that would likely detract from the existing architectural character. Examples were also looked at where successful glazed roof extensions have been added to plain brick structures such as the extension to the Tate Modern.

However this is not to say there is not more work to do. We still feel uncomfortable with the bulk and height and therefore would like it explored whether there are any options for addressing this concern in the shape of a more squat (but still elegant) built form even if the same overall amount of floorspace has to be achieved. Alternatively if the roof extension cannot be designed to appear more subservient it remains my own view, supported by Colette that the design of extension can be reviewed to make it a more distinct form that complements the building whilst being seen as an object in its own right.

From what Colette has said there was little actual discussion around the form of the extension during the meeting on Monday. We will have a further look at the current proposals in the coming week bearing in mind what was discussed and the comments above and will get back to you on what extent of change to the design we feel is required.

As there is some controversy around the design, I suggest that the best way forward is for us to discuss the current scheme at our internal design surgery this week in the light of the latest discussions and those with the external DRP to date, and then provide you with our further

comments. It would then be worthwhile before taking anything to committee for the revised proposal to be seen again by the external DRP before reporting anything to committee.

Regards,

Neil McDonald
Team Manager (South), Development Management

Telephone: 020 7974 2061

From: Lewis Westhoff <lwesthoff@iceniprojects.com>

Sent: 30 January 2019 11:32

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

Cc: McDonald, Neil <Neil.McDonald@camden.gov.uk>; Cullen, Bethany <Bethany.Cullen@camden.gov.uk>; Hatton, Colette <Colette.Hatton@camden.gov.uk>; 'Haim cateringuk@btconnect.com' <haim@thaisq.com>; Sue Wheldon <sue@brandarchitectsgroup.com>; James Dilley <James.Dilley@jesticowhiles.com>; Laurie Handcock <LHandcock@iceniprojects.com>; Anna Snow <ASnow@iceniprojects.com>; Kieron Hodgson <KHodgson@iceniprojects.com>

Subject: 135-149 Shaftesbury Avenue - Meeting with Colette Hatton on 28/01/2019

Dear Gideon

We hope you are well.

We write following the positive meeting held with Colette Hatton on Monday afternoon to summarise the principal points and agreed next steps.

- We understand that Collette considers the design approach and rationale we have set out to be well considered and justified and we understand that on this basis Collette is able to support the application on design and conservation grounds.
- It was agreed that the application be presented for a third time to the Councils Design Review Panel (DRP) in order to resolve the remaining outstanding matters of detailed design. The DRP meeting would be a Chair's Review.

In order to meet officers target committee date of 11th April 2019, we understand that the scheme shall need to be presented to the next DRP in February 2019 and the applicants design team are proceeding on this basis.

We would be grateful if you could confirm that you have conferred with Colette and that officers are proceeding on the basis of the above.

We would also be grateful if you could confirm that Frame Projects have been briefed on programme and target DRP dates to enable agenda slots to be fixed and we look forward to hearing from you.

Kind regards

Lewis

Lewis Westhoff
Senior Planner, Planning

telephone: 020 3640 1024

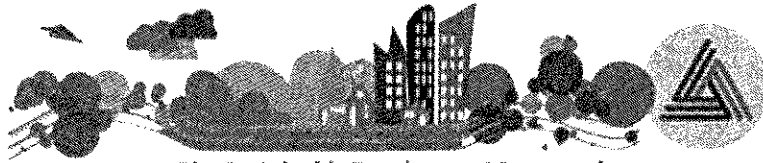
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