

[REDACTED]

From: Sild, Thomas
Sent: 09 March 2020 09:23
To: Planning
Subject: FW: Seven Dial Court planning objections

[REDACTED]

-----Original Message-----

From: Chuck Clark [REDACTED]
Sent: 06 March 2020 13:38
To: Sild, Thomas [REDACTED]
Cc: Chuck Clark [REDACTED]
Subject: Seven Dial Court planning objections

hello, I have been meaning to email you and would like to formally object to the planning permission for seven dials court Ref. 2020/0275/P.

I know there has been a request from feedback from residents so for someone who works night shifts, the proposed construction work is going to be extremely disruptive. I essentially will likely to have to move out of my home whilst builders and workers spend 6-9 months doing loud construction noise, digging and drilling making a mess in the courtyard and giving the recent track record, over extend their stay and miss their deadlines.

Please reconsider as this will render my flat completely unliveable and all this constant noise will force me out Many thanks Chuck CLARK

[REDACTED]

[Redacted]

From: Sild, Thomas
Sent: 10 March 2020 14:21
To: Planning
Subject: FW: Comments on planning application for infill opposite 10 Shorts Gardens. Reference number 2020-0275-P.

[Redacted]

-----Original Message-----

From: Micheal Beare [Redacted]
Sent: 09 March 2020 18:37
To: Sild, Thomas [Redacted]

[Redacted]

Subject: Re: Comments on planning application for infill opposite 10 Shorts Gardens. Reference number 2020-0275-P.

Dear Mr Sild, I have reviewed the documentation/feedback relating to the planning application referenced above. The majority of my issues/concerns are covered in the feedback letter submitted by the Covent Garden Community Association (CGCA). I agree with the bullet points 1, 2, 3, 4, 6, 10 as outlined in the CGCA submission.

The only additional point I would like to raise is the impact the infill will have on light. My property [Redacted] is directly opposite the planned infill which currently allows light to enter above the ground floor. Has there been a light assessment conducted?

Please let me know if you require me to forward a PDF of the CGCA submission.

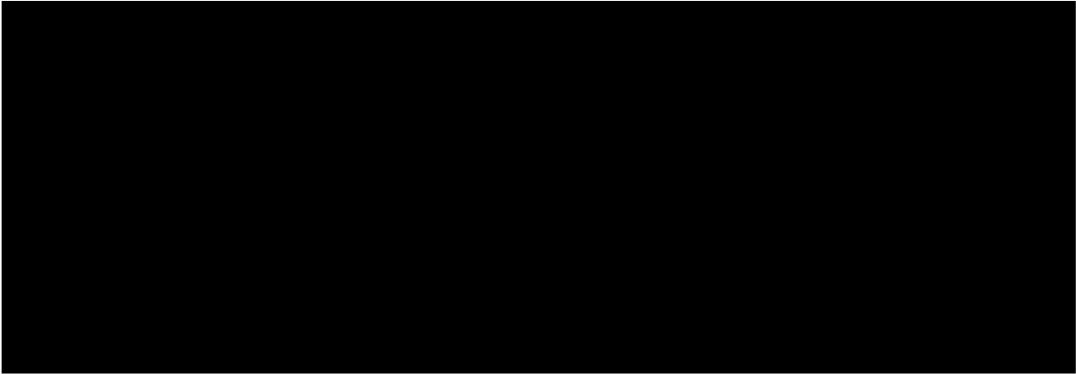
Best regards, Mike Beare.



From: Sild, Thomas
Sent: 12 March 2020 10:14
To: Planning
Subject: FW: 2020/0275/P
Attachments: ShortsGardensApplication20200275comments0220.docx



From: Sild, Thomas
Sent: 05 March 2020 17:10
To: Planning <Planning@camden.gov.uk>
Cc: McDonald, Neil [redacted]
Subject: FW: 2020/0275/P



From: Robert McCracken QC [redacted]
Sent: 24 February 2020 11:10
To: Sild, Thomas [redacted]
Cc: Vincent, Sue (Councillor) [redacted]; Fulbrook, Julian (Councillor) [redacted]; 'CGCA office email address' [redacted]; 'ARigby@CoventGarden.org.uk' [redacted]
Subject: 2020/0275/P

Dear Mr Sild,

I set out below and attach a file with my comments on this application.
My point 6 re Air BnB type sublicensing is worth discussing with councillors, as it would involve some innovation—but in an area of considerable concern to councillors.

Best wishes Robert McCracken

2020/0275/P

Shorts Gardens:

Comments by Robert McCracken [REDACTED]

1. Unfortunately there was virtually no notice of the one occasion when plans were displayed. It was impossible for me to change my plans so as to be able to attend.
2. It is important that there be a condition requiring that the ground floor rubbish area for the residents be used for no purpose other than rubbish storage by residents of Seven Dials Court. The proposed area for residents' rubbish storage was originally used exclusively for rubbish storage in the 1980s when Seven Dials Court was developed. The landlords have subsequently converted half of it into an area for food, fuel storage and staff changing rooms for Neals Yard businesses. This is likely to happen again unless a condition is imposed. The landlords relentlessly seek intensification of all kinds of development including restaurant and commercial without making adequate provision for necessary services.
3. The alignment of the door into Shorts Gardens with the stairs down from the courtyard is awkward. It could easily be realigned so that bicycles and furniture could be moved from one to the other without the difficulty caused by the proposed design (which would require an awkward turn between the bottom of the stairs and the street door). The hinges should be on the west wall so that there is no turn between street door and stairs.
4. (a) The proposed residents' bicycle storage area in the basement area (misleadingly called on the plans the "lower ground floor") would be of little use as it would be accessed by a series of awkward turns which would be difficult for someone carrying a bicycle. This is not consistent with national, regional or local policies encouraging greater use of sustainable means of transport.
(b) A condition/106 obligation should require the use of Sheffield racks for bicycle storage. The existing bicycle racks are not Sheffield racks as is mistakenly stated in the Planning Statement at 5.5.3. Nor does the design shown for the bicycle racks in the basement appear to be of Sheffield racks. It is important that the racks be Sheffield ones. Wheel clamps (as existing) are not secure and damage wheels.
5. A condition should require implementation and retention of all the measures proposed in the Noise Report.
6. The residential units should be subject to a condition and a s 106 obligation (a) prohibiting their letting, subletting, licensing or sublicensing for individual periods of less than 6 months and (b) requiring details of the residents and the terms of their letting/license to be notified to the planning department. There is a serious problem with Air BnB usage of residential units in Seven Dials Court and area. This (i) prevents residential units from meeting housing need and (ii) damages the established community. It is very difficult if not impossible for the Council to assemble evidence of breaches of the existing local legislation. The proposed condition/obligation would be an effective but proportionate means of enforcing a socially necessary measure.

Robert McCracken QC

Please consider the environment before printing this email

Francis Taylor Building
[REDACTED]



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2020/0275/P

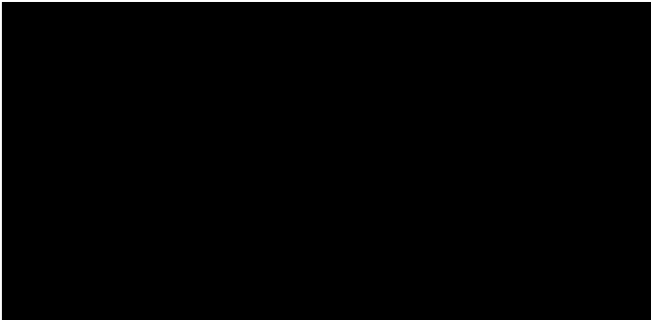
Shorts Gardens:

Comments by Robert McCracken

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[REDACTED]

From: Sild, Thomas
Sent: 05 March 2020 09:32
To: Planning
Subject: FW: Website problems



From: [REDACTED]
Sent: 03 March 2020 15:10
To: Allott, Dawn [REDACTED] Sild, Thomas [REDACTED]
Subject: Re: Website problems

Dear Thomas,

Many thanks for agreeing to take some late comments for 2020/0275 due to the problem with the website.

Amanda Rigby mentioned you had not had any other comments on this applications, which surprised me as several neighbours said they had already written. I've been able to check with Robert McCracken [REDACTED] and Michael Beare [REDACTED] who both confirmed they had. Could you double check in case the website problems caused these to be lost? Could you also confirm receipt of this input?

Furthermore, many neighbours who are directly impacted have not received any official notification of the proposal. I realise the street layout makes the Monmouth residents are to find. On Sunday, I checked with the following, none of which has received a letter of notification:

- 1) The house opposite across Shorts Gardens (10 Shorts Gardens) the new proposed infill work and will be shaded and overlooked by the proposal has not received a letter
- 2) The house directly in front, just metres away in Seven Dials Court which will lose most of its light and privacy (1 Seven Dials Court)
- 3) No 1 Shorts Gardens, which I find very surprising as they are directly next to it, will be shaded by it and will have to do a party wall agreement etc.
- 4) Neither has 41A Monmouth street, which has their rear windows into Seven Dials Court and will be shaded by the new development.

Whilst there are some positives (below), **overall I do not consider the proposal positive** for myself or other residents and wish to object

1) Part 1 - Re-evaluation of the previous permission granted for infill development (2016/6916/P)

I think this should be reopened as:

- 1) many residents at the time where not informed
- 2) there is now new guidance from Camden on overcrowding and the need for private outdoor space which changes the picture

3) the old planning permission has expired (if it was dated 2016, and we are now March 2020, surely it has expired by now?)

4) Shaftesbury have since built 4 new flats and gained permission for another 2 in the recent application, so the situation has changed since the 2016 permission.

It should be noted that the design is somewhat better than the old planning permission (especially the roof which somewhat mitigates the shading). In addition, it should be noted that the footprint of the infill building and position of windows is the 'least worst' arrangement. In particular, that it steps back to the left of 18/20, so does not overlook our balconies and then steps back again, so I am positive about that aspect of the design.

1a) Removal of interesting street profile

I do not think the idea of infilling this area (currently Souk entrance) should have been previously agreed – currently the Souk entrance, railings and view of foliage makes a charming and interesting profile for passersby – which is very important to this historic area of Seven Dials, steps away from Neal's Yard. This visual interest particularly attracts residents, tourists and shops for its quirky appeal. Whilst in other areas of Camden I can understand making a street more uniform might be appealing, in this area it is a negative. I think there are also questions about that historic consent and whether all the residents were informed at the time. I know of at least two residents who have lived here for over 25 years, who did not get notified or asked for comments back then and are just finding out about this now.

1b) Blocking light

This infill building will massively affect the light levels to the whole courtyard and particularly to Number 1 Seven Dial Court, which is only a few metres away. In addition it will block light to the street and the house opposite, and to 1 Shorts Gardens and 41A's Monmouth street's rear windows which give onto the courtyard. It will also reduce light in the communal courtyard which is an important amenity, as Camden's guidance recognises.

Part 2 – specific points for this proposal

2) Overcrowding

The beautiful communal courtyard was a very important amenity that played a large role in my decision to buy this property. After I purchased my flat, Shaftesbury was granted the right to convert a retail space into two new studio flats in Seven Dials Court. Now in part of this current proposal they are now applying for an additional 2 new units.

This is part of a historic pattern of increasing the flat density and overcrowding within Seven Dials Court. If this current proposal is successful Shaftesbury will have added a total of 8 flats to original 20 (i.e. increase of 40%) into the same space with no additional amenities. This thereby reduces the existing residents' right to access and enjoy these amenities, specifically the communal space within seven dials court.

The Camden Planning Guidance notes that '**all new homes should have access to some form of private outdoor amenity space**', with the aspiration of **9sqm per resident**. This proposal a) **reduces the outdoor space by building on it** b) **means more residents share the same space** and hence have a smaller share – hence **does not meet this requirement**, and furthermore adding these, and the other two studio flat diminishes my outdoor amenity further and far below Camden's aspirations. The access to the private outdoor amenity space was a key factor in me choosing to buy a property in SDC.

If Shaftesbury wants to go ahead with these two new flats, then I think it would be **reasonable to revert their decision to convert retail units to flats**. That way the number of flats would only increase to 26 overall, rather than 28. Alternatively, they could give the new house street access so it could not access the courtyard.

Should this permission be granted, I would **insist** that there is a **block on any further developments in Seven Dials Court** to add in more units to this already densely populated area.

3) Landscaping

I have explained to Rolfe that whilst the addition of some **more plant beds is positive** this is a rather negligible 'sweetener' for residents. There are many other cheap ways they could reduce clutter and improve the visual appearance of the yard, if they want to add some positives for residents. They agreed the following was sensible but I cannot see any reference to it in the application. Is there a way to get them to add this so they commit to do it?

- 1) To add fibre broadband access to Seven Dials Court. Hyperoptic have added fibre within feet of our building but gave up as a result of Shaftesbury blocking the wayleave into the building. I assume they will want their new unit to have access to fibre broadband but they need to make this available for all residents.

- 2) To remove the unsightly emergency lighting from outside 23,24, 17, 18,19,20 and replace with lamps which match the rest of the courtyard (e.g. outside 11, 14), burying the wire inside the wall rather than running it along the wall in unsightly plastic tubes, also to remove and / or replace the rusted alarm cover in the same location
- 3) To remove and or replace the outdated emergency lighting in staircases for flats 17/18/19/20
- 4) To remove Fire signage that is not required from the yard and corridors (I recently spoke to the Fire inspector CBRE sent about this and he confirmed many of the signs were not required)
- 5) To remove duplicate mailboxes (e.g. outside 15/16 and 23/24) – it is very unclear to me why these were ever added as they already have mailboxes for these flats in the existing mail slots

Removal of this clutter would not be expensive, would not increase running costs, would improve the look of the courtyard much more than additional plans and would be valued by residents.

4) Irresponsible prior management of building works

Whilst I understand it may be outside your remit in planning, I would like to add to the record that Shaftesbury/CBRE has a terrible track record of failing to manage works in this area. It doesn't seem fair that companies who fail to meet minimum standards should be allowed to be granted new permissions for them to make money whilst hardworking residents who contribute to the local community have their lives made a misery, cannot serve the community on night shifts (Flat 23) or cannot work from home (myself and others).

A couple of recent examples:

- a) Previous works to Van Moof (formerly G Raw jeans) – Residents were not notified in advance and were submitted to multiple weeks of ear-splitting drilling and grinding noises. When I eventually tracked down the fair working times (which we had not seen before) they were operating outside of them, especially on the weekend. No apology or change in behavior ever came. Flats 17/18/19/20 and the corridor all suffered cracks as a result and no compensation was given for this
- b) Previous maintenance works to 17/18/19/20 in June and July 2017. Work to check pointing and repaint balconies in part of the courtyard cost £44K and was proposed to be 10 weeks work. During this time, when scaffolding was up against my property, blocking my light and reducing the security of my flat, the workmen were not managed properly, did not attend every day, sometimes one builder only was on site, sometimes none. Eventually, I called a meeting with Seven Dials Security (Rowan) and the full building team to all look at the pointing and estimate how long the job could possibly take (given the pointing was absolutely fine). After this meeting, the builders attended every day, and finished the work in a number of days (which was proportionate to the job required). Despite paying a management fee, I felt I was the only person managing these builders. I work long hours and do not want to be project managing a building site that is being badly run.
- c) Power outage and lack of fire alarm cover due to a fire alarm fault which lasted over 48 hours in Oct 2017 – no support, explanation or compensation was offered for this and it was evident that the approach to try to sort the issue and regain power was disorganized between shifts (e.g. when I called EDF they had no record of anyone calling from Seven Dials to fix this)

Building a new house in the centre of historic Seven Dials will be a huge building project. I was told this would take 4 months, another neighbour 6-9 months. As mentioned earlier, I value the use of the courtyard space to relax, especially in summer. I would like confirmation that the courtyard will not be affected during the building works (e.g. will not contain building equipment, skips, portaloos etc). The works will also have a safety component, as I assume they will need to block access to 3 shorts Gardens for a period. During this I will need to access my flat during the works from Neal's Yard. Whilst in the day this is not a problem, at night Neal's Yard is deserted, dark and you cannot see anyone who may be a threat (as you know drug usage is high in the area) until you have left the street and are in a confined space in the yard. As you can see, this work will impact my and other residents' ability to work, safety, not to mention enjoyment of our homes – and any week of delay should be avoided, which will require them to manage their builders in a hugely different way to past experiences.

How can we as residents ensure that Shaftesbury/CBRE/Rolfe will act differently this time?

5) Cycle storage

I applaud the commitment to cycle storage. However the basement room proposed looks difficult to carry a bike down to/up from, and I would be hesitant to leave a bike in a hidden room as from my experience bike thieves follow people into these areas and cut the locks on multiple bikes out of view. I think the proposed room would be better if it had cycle lockers (in the event they cannot fit 28 lockers they could run a ballot for flats who want to keep a bike, as not

all do). In addition, if they are serious about cycle security or wanting to help out their residents, **it would be timely to upgrade the current wheel bike frame by number 13 to a Sheffield stand** (this has been requested multiple times by residents to improve security, with no response).

6) Rubbish, recycling and food waste

The proposal to revert the rubbish room to its original intent is welcomed by residents as the current facilities are unsanitary (restaurant staff get changed in the middle of an overcrowded rubbish room with a mix of commercial and residential rubbish on the floor, with no space for recycling and food waste). It should be noted that the original plan for this room was that it would be 100% residential but this has not happened in practice. **How do we ensure that this is upheld?** I think a **numbered bin for each flat could be a good solution**. (It is unclear if this is pictured?) It is also important that we have space for recycling and food waste, which we don't have currently. Perhaps some hooks on the walls to hang a food caddy?

Positives

- 1) Cutting off restaurant's access to Seven Dials Court, which will improve security
- 2) Changes to the air conditioners and to change the poor condition conservatory roofing of existing Souk with more slates and purpose built skylights
- 3) Removing the balustrade outside 2-11 and replacing with a flower bed.
- 4) Replacing the highly dilapidated extraction unit on top of 14 with a fit for purpose, quieter extractor with proper filters. Whilst this is a positive, it should be noted that it is negligent that it has been allowed to fall into disrepair. According to the last owner of the Souk (Samir) he offered several times to upgrade this and was not allowed by Shaftesbury
- 5) New design of infill building is better than the last (although I think both are a demerit)

Many thanks for you time and consideration. Please let me know if it would be helpful to discuss any of this.



On Tue, Feb 25, 2020 at 11:33 PM [REDACTED] wrote:

Hi Thomas,

Just to confirm that Dawn has sent me the majority of the documents today and I will try to get my full comments in tomorrow on 2020/0275/P as I haven't been able to access them up until now

Please let me know that this is OK as I am very keen to input on this application.

Thanks in advance



On Tue, Feb 25, 2020 at 5:25 PM Allott, Dawn [REDACTED] wrote:

Hi [REDACTED]

Can you send me your IP address please? Once you've sent it I'll ask IT to run more checks.

I'll start to forward downloaded copies of the planning application documents – there's quite a few and the files sizes are large so I'll need to do it over a number of emails.

Thanks

Dawn

Dawn Allott
Community Liaison Officer
Regeneration and Planning
Supporting Communities
London Borough of Camden



2nd floor
Town Hall Extension - 5th Floor
5 Pancras Square
London N1C 4AG



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