
From: Mike Staff [REDACTED]
Sent: 17 March 2020 14:47
To: Henry, Kate
Cc: Dawson (development), Barry; Jeremy Stacy
Subject: RE: 2019/6316/L & 2019/5890/P - Dr Williams Library 14 Gordon Square London WC1H 0AR

Dear Ms Henry – thank you for your email. I have liaised with the Trustees of the Catholic Apostolic Trust and they have asked me to set out their response to the above applications as follows:-

We act as Inspecting Architects for the Trustees of the neighbouring Catholic Apostolic Church Trust who own the Grade 2 listed 'The Cloisters' residential flats which immediately adjoin the application site on its south side and where one of the proposed rear extensions is proposed to directly abut. The Trust also includes ownership of the Grade 1 listed Church of Christ the King whose grounds adjoin those of the applicant and whose setting is therefore potentially affected by the development proposal.

Having not been formally advised of the application by the Council, the Trustees have not had an adequate opportunity to fully consider the implications of the scheme and as such consider that they have no option at this stage but to formally object.

The Trustees would like to make some observations from their perspective and which we trust will assist the Planning Officer's team with their consideration of the application. The Trustees would like to make the following points and which we hope will lead to the inclusion of some conditions to be attached to any approval granted:-

1. Loss of windows on The Cloisters north elevation - there are four windows on the Cloisters Elevation which faces the Library grounds which will need to be completely blocked up because of the extension being built across them. One window to the top floor Flat 11 can remain in place as it is above the proposed extension flat roof level. The other windows serve:-
 - Flat 1 lobby between lavatory and store
 - Flat 3 shower room
 - Flat 5 shower room for wheelchair bound resident
 - Flat 8 store

If these windows are to be blocked up then these rooms will need some means provided to offset for the loss of daylight and ventilation and we would ask that these compensatory facilities be required as a formal condition on any consent granted.

2. Effect on windows to light well on The Cloisters north elevation - there is a recessed section on the Cloisters Elevation which faces the Library grounds which has generously sized sash windows serving main access corridors leading to the five Flats in The Cloisters west wing (Flats 1, 3, 5, 8 & 11). The applicant's design respects this and has set out a corresponding recess in the design proposal. Whilst the proposed extension is on the north side of The Cloisters and therefore there is unlikely to be any issues of loss of sunlight, the situation with regard to daylight is less obviously able to be assessed. Unfortunately the submitted 'BRE Daylight and Sunlight Assessment' does not include an assessment at all on the impact of the proposal on the windows referred to and we would respectfully suggest an assessment should be undertaken, especially to include the effect on existing windows in the lower parts of what will become a light well. This study would need to be undertaken and discussed with the Trustees before the current application can be determined.
3. Structural stability – one of the Trustees' main concerns is to ensure the structural stability of the flats is maintained. We are aware of trial hole investigation having been undertaken along The Cloisters north wall and understand that the design of the proposed works will take into account the existing flats foundations and also that the necessary Party Wall procedures will be entered into. A planning condition should be included to ensure that this is all undertaken. We note that the submitted 'structural engineering report' solely relates to work on the existing building. The Design & Access Statement does touch upon foundation design but in outline terms only.

4. Construction Management Plan Draft – we note under the section on community liaison that a neighbourhood consultation process is required to be undertaken prior to submission of the CMP first draft and that the Council expects meaningful consultation to have been undertaken. In the submitted answer to CMP point 11 consultation the comment has been included that *"Pre construction the client has discussed the project with the neighbours regarding its scope and extent"*. Whilst the outline design of the extension has been discussed with us, we must advise that there has been no consultation about details of the works implementation and as such we consider the statement which has been made to be misleading.
5. Impact on the setting of the Listed Buildings - whilst the submitted Heritage Statement is extensive we do not think that it has adequately enough considered the impact of the proposed extensions on the adjacent Listed buildings. The Cloisters is Grade 2 listed and Church of Christ the King Grade 1 listed and officers will be aware that a thorough consideration of the impact of the proposal on the setting of these Listed buildings is required.

The Trustees would be grateful if the above points are given your due consideration before any decision is made upon the application.

Kind regards

Michael Staff RIBA AABC (Architect Accredited in Building Conservation)
Director

Nye saunders
chartered architects

From: Henry, Kate <Kate.Henry@camden.gov.uk>
Sent: 12 March 2020 15:27
To: Mike Staff [REDACTED]
Cc: Dawson (development), Barry <Barry.Dawson@camden.gov.uk>
Subject: FW: 2019/6316/L & 2019/5890/P - Dr Williams Library 14 Gordon Square London WC1H 0AR

Good Afternoon,

Thanks for your email. I am the case officer for the application. The Council no longer sends out consultation letters. Instead, site notices are displayed and an advert is placed in the local press. Local residents (and other interested parties) are also encouraged to sign up for planning e-alerts (<https://news.camden.gov.uk/sign-up-for-planning-e-alerts/>).

Notwithstanding the fact the consultation period has expired, there is still time to comment on the application as I am not yet in a position to determine it. Please send your comments directly to me at this email address. Do you know roughly how long you will need to do this?

Kind regards

Kate Henry
Senior Planner
(Tue, Wed, Thu, Fri)

Telephone: 020 7974 3794



From: Planning <Planning@camden.gov.uk>
Sent: 12 March 2020 15:16
To: Henry, Kate <Kate.Henry@camden.gov.uk>
Subject: FW: 2019/6316/L & 2019/5890/P - Dr Williams Library 14 Gordon Square London WC1H 0AR

Hi Kate, are you able to advise on this?

Ta

Barry Dawson
Planning Technician

Telephone: 020 7974 3560



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- on new improved posters on lamp posts
- by signing up to [planning e-alerts](#)
- in the planning section of the [Camden Account](#)
- through adverts in the Camden New Journal and Ham & High

You can [sign up](#) to our new and improved planning e-alerts to let you know about new planning applications, decisions and appeals.

From: Mike Staff [REDACTED]
Sent: 12 March 2020 12:34
To: Planning <Planning@camden.gov.uk>
Cc: Jeremy Stacy [REDACTED]
Subject: 2019/6316/L & 2019/5890/P - Dr Williams Library 14 Gordon Square London WC1H 0AR

Dear Sirs

We act as inspecting architects for the Trustees of the neighbouring Catholic Apostolic Church Trust who own The Cloisters flats which adjoins the application site. The applicants have kindly kept us informed of their proposed development but the Trustees have not received any form of communication from LB Camden in respect of the application and have not been formally notified. Is this just an oversight?

Having looked today to see if an application has been received, we note from the council's website that comments were due by 29th February 2020. Will the Trustees be able to have an opportunity to pass comment?

Kind regards

Michael Staff RIBA AABC (Architect Accredited in Building Conservation)
Director

Nye saunders
chartered architects



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