
From: Peter Brown <[REDACTED]>
Sent: 30 April 2020 10:07
To: Henry, Kate
Cc: Bakall, Gary; Ursula Dickson
Subject: RE: 20-21 King's Mews [2019/5805/P; 2020/0066/P]
Attachments: VOC_P_14 Rear Elevation_Window Opening Configuration.pdf

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Hi Kate

Please find attached the drawing as discussed below,

Let me know if you have any queries / require anything further,

Kind Regards

Peter Brown
Associate



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From: Peter Brown
Sent: 28 April 2020 14:36
To: Henry, Kate <Kate.Henry@camden.gov.uk>
Cc: Bakall, Gary <Gary.Bakall@camden.gov.uk>; Ursula Dickson <[REDACTED]>
Subject: RE: 20-21 King's Mews [2019/5805/P; 2020/0066/P]

Hi Kate,

Thank you for the clarifying. We have all the details required, so we will get the requisite drawings over to you by COB tomorrow.

Thanks,

Kind Regards

Peter Brown
Associate



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From: Henry, Kate <Kate.Henry@camden.gov.uk>

Sent: 28 April 2020 12:52

To: Peter Brown

Cc: Bakall, Gary <Gary.Bakall@camden.gov.uk>; Ursula Dickson

Subject: RE: 20-21 King's Mews [2019/5805/P; 2020/0066/P]

Dear Peter,

Thanks for your email. I have withdrawn application reference **2020/0066/P** for you.

As for **2019/5805/P**, I will need details of the restriction on opening, hence why I requested plans. I think there are two ways we could proceed, as follows:

A. I am happy to amend the wording of the condition to something along the lines of:

The rear-facing windows on the upper 2 floors of the building shall be obscurely glazed and non-openable below a height of 1.5m with restricted opening, details of which shall be agreed in writing with the Local Planning Authority prior to occupation. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

This way, details of the restricted opening (e.g. bottom hung and the extent to which they can open) can be agreed by submission of these details at a later date.

B. If you provide plans to show details of the restricted opening now, I can approve the drawing and word the condition in such a way to ensure compliance with the revised drawing.

Please let me know which option you'd like to choose. My last day at work is 7th May so if you could let me know ASAP that would be great.

As for **2020/1309/P**, I will chase the noise officer for their comments.

Kind regards

Kate Henry
Senior Planner
Regeneration and Planning
London Borough of Camden

Web: camden.gov.uk

5PS
London N1C 4AG

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Please consider the environment before printing this email.

From: Peter Brown [REDACTED]
Sent: 27 April 2020 11:12
To: Henry, Kate <Kate.Henry@camden.gov.uk>
Cc: Bakall, Gary <Gary.Bakall@camden.gov.uk>; Ursula Dickson [REDACTED]
Subject: RE: 20-21 King's Mews [2019/5805/P; 2020/0066/P]

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Hi Kate,

Thanks for your email.

Having discussed this with Montagu Evans (our planning consultants for the original application), we see this as a reasonable way forward.

Can you please advise how you would like to progress the application from here? I should note, there were no drawings submitted as part of 2019/5805/P.

In light of this, yes please withdraw the NMA application.

Additionally- do you have an update on **2020/1309/P** ?

Many thanks,

Kind Regards

Peter Brown
Associate



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From: Henry, Kate <Kate.Henry@camden.gov.uk>
Sent: 17 April 2020 15:34
To: Peter Brown [REDACTED]
Cc: Bakall, Gary <Gary.Bakall@camden.gov.uk>; Ursula Dickson <[REDACTED]>
Subject: RE: 20-21 King's Mews [2019/5805/P; 2020/0066/P]

Hi Peter,

Further to my last email, I have discussed this case further with Gary Bakall and my team and I can confirm that we would be willing to accept the windows being non-opening up to a height of 1.5 metres, but only on the basis that the windows are fitted with proper obscure glazing (i.e. not a film) and also subject to the windows being bottom-hung with limited opening. If you would like to amend the plans accordingly I should be able to determine the applications.

As I've noted, this does need to be dealt with by section 73 application (i.e. vary the condition) rather than an NMA so are you ok for me to withdraw application 2020/0066/P which is the NMA application?

I look forward to hearing from you.

Kind regards

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

Telephone: 020 7974 3794



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From: Peter Brown [REDACTED]
Sent: 15 April 2020 12:01
To: Henry, Kate <Kate.Henry@camden.gov.uk>
Cc: Bakall, Gary <Gary.Bakall@camden.gov.uk>; Ursula Dickson <[REDACTED]>
Subject: RE: 20-21 King's Mews [2019/5805/P; 2020/0066/P]

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Hi Katie,

Thanks for your email. We will review this and revert as soon as possible.

In the interim – there was an application submitted via the portal on the 12th March relating to the plant enclosure/noise impact. It hasn't yet appeared on CBC website. Can you advise the status of this?

Many thanks,

Kind Regards

Peter Brown
Associate



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From: Henry, Kate <Kate.Henry@camden.gov.uk>

Sent: 15 April 2020 11:15

To: Peter Brown [REDACTED]

Cc: Bakall, Gary <Gary.Bakall@camden.gov.uk>; Ursula Dickson [REDACTED]

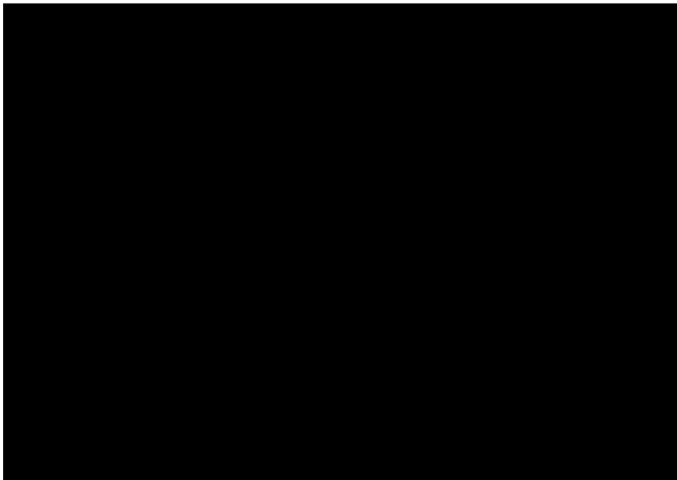
Subject: RE: 20-21 King's Mews [2019/5805/P; 2020/0066/P]

Dear Peter,

Thanks for your email and the attachment, which I have now had a chance to look at in more detail.

I appreciate the work you have gone to in trying to demonstrate the level of overlooking that would be possible in different scenarios; however, I'm not convinced that changes to the hinge location / opening method / opening width etc. would make a significant difference.

Having visited one of the properties on Gray's Inn Road I share their concerns about potential overlooking to properties on this road due to the close proximity. As I noted in my earlier email, the committee report noted that there should normally be a minimum of 18 metres between the windows of habitable rooms, but in this case the separation distance is as little as 7 metres, hence the need for the condition.



At the end of the day, if the windows are openable above a height of 1.5 metres above the floor level, it would be possible for an occupier to stand at the window when it is open and look out towards the properties on Gray's Inn Road. Even if the view is compromised by the opening method / width of the opening etc., there is still the potential for a perceived sense of overlooking when the windows are opened which is also harmful.

On this basis, I'm afraid I am still not in a position to recommend approval of the application, or consider further changes to the wording relating to opening direction etc.

In your email you noted that you were discussing the issue of the frosting with your client. I need confirmation that the windows will be fitted with obscure glazing rather than a film being applied to the glass. As I noted in my last email, it is not acceptable to retrospectively apply a film to normal glass to make it obscure, as the film could peel off over time or be removed by future occupiers; the glass fitted needs to be obscurely glazed.

Please could you let me know how you'd like to proceed with application reference **2019/5805/P** (e.g. withdrawal or refusal). I should note that I will be going off on maternity leave soon (last day 8th May) so it would be good to determine the application before I go or it will need to be passed to another officer.

Could you also confirm that you are happy for me to withdraw application reference **2020/0066/P**, on the basis that the proposed changes are not non-material and therefore can't be dealt with by this method?

I look forward to hearing from you.

Kind regards

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

Telephone: 020 7974 3794



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Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

From: Peter Brown [REDACTED]
Sent: 07 April 2020 11:36
To: Henry, Kate <Kate.Henry@camden.gov.uk>
Cc: Bakall, Gary <Gary.Bakall@camden.gov.uk>; Ursula Dickson [REDACTED]
Subject: RE: 20-21 King's Mews [2019/5805/P; 2020/0066/P]

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Dear Kate,

I hope you're keeping well,

I'm writing with regard to application 2019/5805/P (MMA) and 2020/0066/P (NMA), which both propose to vary condition 6. Namely; to reduce the non-openable part of the window from 1.7m to 1.5m

Before withdrawing either or both applications we would like to demonstrate the extent and impact of the proposed change – whilst taking into account the size of the opening (width), hinge position and opening restriction. When considered, we feel that the impact of the proposed change does not compromise the objective of the condition, which is to "prevent unreasonable overlooking of neighbouring premises".

To demonstrate this, we have illustrated the baseline condition (Page 2 of the attached) against different opening scenarios as described below.

1. **Baseline condition**
 - Openings located at 1.7m above FFL.
 - Windows frosted to 1.7m above FFL.
 - This illustrates the extent of overlooking permissible under the current condition wording. Not accounting for the type of window opening.*
2. **Baseline condition + opening variation #1**
 - Openings located at 1.7m above FFL.
 - Windows frosted to 1.7m above FFL.
 - Top hung opening windows (full width)
 - This illustrates the potential impact of a top-hung opening window*
3. **Baseline condition + opening variation #2**
 - Openings located at 1.7m above FFL
 - Windows frosted to 1.7m above FFL
 - Restricted opening to 30 degrees
 - Bottom hung opening windows (2/3rd width of window)
 - This illustrates the potential impact of a bottom-hung opening window, with reduced opening width*
4. **Proposed condition** (as applied for in 2019/5805/P and 2020/0066/P)
 - Openings located at 1.50m above FFL
 - Windows frosted to 1.8m above FFL
 - Restricted opening to 30 degrees
 - Bottom hung opening windows (2/3rd width of window)
 - This illustrates the potential impact of the proposed condition – whilst the point of opening is lower than stipulated by the current condition wording; the hinge location, height of frosting, and opening width, limits the impact more so than scenarios 1. and 2.*

Further to the above and attached, we would like to ask if Camden would reconsider this application; and, if it would further support the application whether it could be amended to proposed revised wording relating to the details as discussed above (i.e. opening direction).

With regard to the frosting of the windows, I'm currently discussing this with our client and will revert back asap.

Kind Regards

Peter Brown
Associate



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