

Dear Alistair,

Thank-you for the below email and attached document which helpfully sets out the detail. We have reviewed this and note some discrepancies with the current drawings that you have flagged.

We are requesting an updated plan from the applicant and we will let you know once this has been received. We will publish them on the website. Once this has been received we will decide the appropriate way forward.

Comments on planning applications are published online as part of the planning record, so we are intending to put the below email and attached document online as a an objection (personal contact information will be redacted).

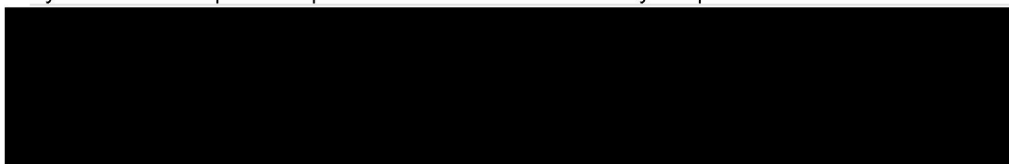
Kind regards,

Emily Shelton-Agar
Lawyer - Planning

Telephone: 020 7974 5826



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.



[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Emily

Following on from our recent email correspondence and the request from the Council for further information, I am attaching a note prepared by my Client's appointed architect.

I make the following points:

- a. This work comes out of further site visits carried out in the last 5 days.
- b. Intentionally, I asked my Client's appointed architect to address the errors and inaccuracies. The note does not deal with the effect or impact of those inaccuracies. This email does deal with those.
- c. I suggest that a call with the Council is the next reasonable and appropriate step, to discuss how the Council is now going to re-consider the Application and request accurate plans and make necessary site visits.
- d. The Design and Conservation section and the Residential Amenity section of the Officer's Report (sections 6 and 8 respectively) together with the engagement of the Plan policies are based on inaccurate dimensions and plans, as set out on pages 2 to 6 inclusive of the note.
- e. In relation to the height and massing of the proposed extension as set against the height of the existing fence (see page 6 of the note), the situation on the ground has been deliberately misrepresented. The existing fence height, the fence owned by my Client, is 1.5 metres. The applicant's drawing shows a fence that is 2 metres in height. However, please also note point f. below.
- f. In addition, and following discussions with my Client's appointed architect a little earlier this afternoon, I am reserving our position on point e. above, prior to carrying out further calculations. If we - and the Council - have three measured heights (the ridge height of no.1, the level of the rear garden, and the height of the floor level for no.1) then we will be able to make an additional assessment of how much higher the ridge line could be, over the height of the fence. It could be closer 1m.
- g. As such, the visual impacts of the proposed development on the properties at 21, 23, and 25 Redington Road have been disguised.
- h. As such, the visual impacts of the proposed development on visual separation, scale, bulk, and form have been disguised.

In conclusion then, it is apparent that taking into account all of those points set out in the note, the Application is misleading in its presentation of the proposed development. Those points set out in the note need to be addressed, and the Council needs accurate plans in order to carry out a proper assessment of the Application and its impacts.

With kind regards

Alistair

Alistair Watson
Partner

Tel +44 20 7300 4240

A.Watson@taylorwessing.com

Secretary: Katie Dent +44 20 7300 4083

www.taylorwessing.com

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