
From: Marfleet, Patrick
Sent: 06 April 2021 10:03
To: Planning
Subject: FW: Planning Application 2020/5647/P - Response 2&4 King's Terrace and 9 Bayham Street
Attachments: Substation Letter - Simon Campbell.pdf

Please upload to the above.

Thanks,

Patrick Marfleet
Senior Planning Officer

Telephone: 020 7974 1222



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.

From: Thomas Bailey [REDACTED]
Sent: 05 April 2021 20:03
To: Marfleet, Patrick <Patrick.Marfleet@camden.gov.uk>
Cc: McDonald, Neil <Neil.McDonald@camden.gov.uk>; [REDACTED]
Subject: Re: Planning Application 2020/5647/P - Response 2&4 King's Terrace and 9 Bayham Street

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Evening Patrick,

I'm following up on my request for a copy of the S106 agreement for 2018/3647/P to be uploaded. One of our advisors is still awaiting a copy in order to ascertain whether a draft hotel management plan has been provided by the applicant. How guests are going to be managed remains an ongoing point of concern and something that we along with other local residents would like to be consulted on.

I've had a look over the revised drawings over the weekend. We are grateful that the substation and LV switch room are moving. I attach one more supporting document in relation to this, which I would be grateful if you could add to the case file.

The applicant's current proposals under the umbrella of a Section 73 amendment are actually quite extensive, The entry to the bar/restaurant seems to be now proposed via an open alleyway immediately to the south of us. This is a fundamental change to the original proposal that will present an additional material impact and it therefore needs to be properly assessed. As you are aware, one of our primary concerns

regarding the redevelopment of the site at 7ABC has always been the intensification of use and the effect that will have on the existing level of amenity that we currently enjoy.

7ABC Bayham Street is currently an office building that is occupied from approximately 8am to 6pm on weekdays only. With the permission that the applicant has already secured, we are looking at a change to a 24 hours a day 7 days a week hotel operation. 2&4 King's Terrace are quiet end of mews residential properties within the envelope of a primarily residential area. I therefore question the appropriateness of the addition of the main entrance to the hotel bar and restaurant immediately to the south of 2-4 King's Terrace and 9 Bayham Street, especially when the windows to the main bedrooms within these properties are overlook that proposed entrance.

It also appears from the updated drawings that the fixed glazing over the atrium that was originally proposed and secured as part of the original application in this location has been entirely removed. My understanding is that the reason this glazing had to be fixed, rather than the original proposed opening roof, was in relation to noise and disruption. The removal of this glazing and the change back to an open space here reinstates our original concerns regarding noise. I have asked Vanguardia to comment.

I have forwarded on the updated drawings to our appointed specialists and we will need time to prepare a further detailed response to these proposals. It would be great if you could please provide us with an indication of where this application is at within the determination process.

Thanks again,

Tom

On 22 Mar 2021, at 12:00, Marfleet, Patrick <Patrick.Marfleet@camden.gov.uk> wrote:

Hi Tom,

I have received revised drawings from the applicant which include the re-location of the sub-station to the south eastern corner of the building, away from the properties on King's Terrace. I will be uploading these to the application later today.

Kind regards,

Patrick Marfleet
Senior Planning Officer

Telephone: 020 7974 1222

<image001.png> <image002.png> <image003.png> <image004.jpg>

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From: Thomas Bailey <tomambailey@me.com>

Sent: 22 March 2021 11:33

To: Marfleet, Patrick <Patrick.Marfleet@camden.gov.uk>

Cc: McDonald, Neil <Neil.McDonald@camden.gov.uk>; dan goldschmied
<dan.goldschmied@gmail.com>

Subject: Re: Planning Application 2020/5647/P - Response 2&4 King's Terrace and 9 Bayham Street

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Morning Patrick,

An update on progress on the section 73 application at 7ABC would be appreciated.

I am awaiting a couple of further letters in relation to the proposed substation from additional experts which will hopefully be with me this week. The effect of the substation and LV switch room on my ability to continue operations from Kings Terrace remains my biggest concern.

Please can you advise on progress at your earliest convenience?

Thanks,

Tom

On 22 Feb 2021, at 16:58, Marfleet, Patrick
<Patrick.Marfleet@camden.gov.uk> wrote:

Hi Tom,

Apologies for that, the letter should now be available to view online. I'm currently waiting to receive some amendments back from the applicant regarding the current proposals which I will upload to the application once received.

Kind regards,

Patrick Marfleet
Senior Planning Officer

Telephone: 020 7974 1222

<image001.png>

<image002.png>

<image003.png>

<image004.jpg>

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