

Roberta Henriques

From: Obote Hope
Sent: 19 April 2021 09:46
To: Christine Hereward
Cc: Angela Ryan; Planning
Subject: RE: URGENT : Objections to 2021/0101/P - Retrospective application : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)

Morning,

Can you please log the attached as an objection. No Christine I have not started the report.

Kind Regards,

Obote Hope
Planner
Regeneration and Planning
Supporting Communities
Culture and Environment
London Borough of Camden

2nd Floor
5 Pancras Square
London N1C 4AG

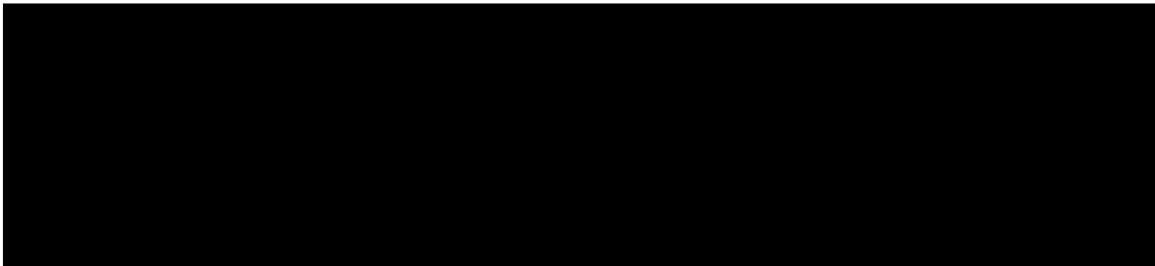
Telephone: 
Web: camden.gov.uk



Please consider the environment before printing this email.

The majority of Council staff are now working at home through remote, secure access to our systems.

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.



[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 Obote,
I tried calling twice just but there was a phone problem.
Would you please respond on my email below (I had checked the website this morning, our objections have still not been uploaded).
Regards,
Christine Hereward

Subject: URGENT : Objections to 2021/0101/P - Retrospective application : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)
Importance: High

Dear Obote,

I note that several other objections have been made to this application.

My objections below have not been uploaded – would you please ensure that is done without delay.

Are you currently writing the Delegated Report for Refusal of this application? If not, what is happening?

Regards,

Christine Hereward

Hereward & Co, solicitors
Planning Matters

www.hereward-solicitors.com

Authorised and regulated by the Solicitors Regulation Authority, SRA Number 644442

Subject: RE: Objections to 2021/0101/P - Retrospective application : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)

Dear Obote,

Many thanks for phoning this morning.

I note that the Council considers the application document called Noise/Acoustic report does not meet the requirements and therefore you will be refusing the application on that basis, with the follow-on being Enforcement action.

We hope that the application will be refused on other grounds as well, as are mentioned in my email of 1st March (below). I would be grateful if you would forward the Conservation officer's comments when you receive them.

Thanks you for confirming that you will let me know should the applicant submit a revised acoustic report (though I note that no such intention on his part has yet been indicated).

Regards,

Christine Hereward

Hereward & Co, solicitors
Planning Matters

Subject: RE: Objections to 2021/0101/P - Retrospective application : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)

Importance: High

Dear Obote,
Would you please call me on [REDACTED]

Regards,

Christine Hereward

Hereward & Co, solicitors
Planning Matters

Subject: Objections to 2021/0101/P - Retrospective application : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)

Dear Obote,

Thank you for your time this morning. My understanding is that the Applicant is resistant to submitting an Acoustic Report (i.e. one which meets with Camden's Validation criteria), though may change their mind on that.

The planning application is for " Installation of roof lantern, replacement condenser units and duct - on the roof of the rear ground floor extension."

In the event that this application were to proceed to determination on the basis of the documents submitted already, we submit that it should be Refused not only due to Noise and Disturbance but also inappropriateness in a Conservation Area and detriment to visual amenity of neighbours - both due to

the location of the new equipment making it much more visible and the new glazed roof, with resulting glare and light pollution.

We strongly disagree with the Applicant's assertion that "The siting of the roof duct is another improvement to the established arrangement and would not adversely impact the heritage setting", and trust that your Conservation colleagues will object also. Unlike the previous ductwork, the unsightly new pipework is clearly visible from the home of the King family at 2A Pilgrims Lane.

As the Enforcement team are already aware, the unauthorised works carried out include waist-level metal railings. We note that these railings have not been included in the planning application, and trust they would be considered unacceptable in Conservation Area terms.

We had held back on raising objections as outlined above, in anticipation that the application would be made In-valid due to the inadequate noise/acoustic report. (I note that the Consultation period is running until 9th March.)

It would be much appreciated if we can speak again this week as soon as you have reviewed with Enforcement and/or Environmental Health, as it should then be clear if the application is to be made In-valid or Refused.

Regards,

Christine Hereward

Hereward & Co, solicitors
Planning Matters

www.hereward-solicitors.com

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Subject: RE: Inadequate noise report - 2021/0101/P - Retrospective application : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)

Dear Christine,

Thank you for your email and your objections is duly noted.

Kind Regards,

Obote Hope
Planner
Regeneration and Planning
Supporting Communities
Culture and Environment
London Borough of Camden

2nd Floor
5 Pancras Square
London N1C 4AG

[REDACTED]
Web: camden.gov.uk

[REDACTED]
Subject: Inadequate noise report - 2021/0101/P - Retrospective application : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)

Importance: High

Dear Obote,

Further to my email of 19th February (as below), is the application being made In-valid pending submission of an Acoustic report which meets the Validation requirements?

Regards,
Christine Hereward
[REDACTED]

[REDACTED]
Subject: 2021/0101/P - Retrospective application : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)

Dear Obote,

I write on behalf of Mr Stephen King whose family home is at 2A Pilgrims Lane, close to the rear of the application site at 32-34 Rosslyn Hill (previously Carluccio's). The King family have suffered noise disturbance since the new restaurant operator took over these premises and installed new ventilation/air-con equipment and flues on the flat roof at the rear. We have been liaising with Planning Enforcement for some months (as below).

I write to you as Case Officer on the application which has recently been submitted.

As the proposals include "plant, ventilation / air extraction or conditioning equipment / flues", Camden's validation requirements include an Acoustic Report, and specify that

- **"The assessment should be carried out by a suitably qualified and competent consultant and conform to the relevant British standards.**
- **Further detailed advice on the content of the report can be found in the Camden Planning Guidance on Amenity "**

Unfortunately, the document (entitled "Noise Pollution Assessment") which has been submitted with this application appears woefully inadequate.

We hope you will agree that the Applicant should be asked to submit an Acoustic Report which complies with Camden's requirements at pages 27 to 34 of the **Council's Guidance** at (at [1](https://www.camden.gov.uk) [camden.gov.uk](https://www.camden.gov.uk)) , and that pending submission of an appropriate Acoustic Report this application must be made In-valid.

Please do not hesitate to contact me if further information may assist.

We look forward to hearing from you.

Regards,

Christine Hereward
[REDACTED]

Hereward & Co, solicitors

Planning Matters

www.hereward-solicitors.com

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Dear Ms Hereward,
I am just writing to confirm that the planning application (2021/0101/P) has now been formally registered.

Kind regards

Angela Ryan
Principal Planning Officer



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: Ryan, Angela

Sent: 10 February 2021 14:21

Subject: FW: Unauthorised plant : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)

Hello Ms Hereward,
Following on from my previous e-mail sent, I would confirm that the application has now been picked up by a Planning Officer (Obote Hope). The application has been made invalid as the applicant did not provide a location plan. As such, the application will still not show up on our website until it has been made valid and has been formally registered. (Ref: 2021/0101/INVALID)

Kind regards

Angela Ryan
Principal Planning Officer

Telephone: [REDACTED]



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[REDACTED]

Dear Ms Hereward,
The application will not show up on the website until such time that it has been formally registered on our system. As of today, the application has still not yet been picked up by a planning officer. As a point of clarification the ref no. for the application is 2021/0101/NEW as opposed to 2020/0101.

Regards

Angela Ryan
Principal Planning Officer

Telephone: [REDACTED]



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[REDACTED]

Hi Angela,
This is still not showing on the website.
Who should I contact to chase / clarify why the delay?
Regards,
Christine

[REDACTED]

Subject: RE: Unauthorised plant : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)

Hello Ms Hereward,

I am so sorry, I've been getting my wires crossed! I am dealing with the same issue on a site in Theobald's Road.

I would confirm that an application for the retention of the works has been submitted under application ref: 2020/0101/NEW, but it does not appear to have been picked up by a planning officer yet.

Apologies again for the miscommunication.

Regards

Angela Ryan
Senior Planner



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Subject: RE: Unauthorised plant : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)

Hi,
I've tried that again and it still brings up an application for Theobalds Road, see attached.
I've also searched under 34 and 32 Rosslyn Hill, and can't find a new application.
Regards,

Christine Hereward



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Subject: RE: Unauthorised plant : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)

Dear Ms Hereward,
Thank you for your e-mail.

I am not sure what is happening, but the reference number for the application reference is the correct one e.g., 2020/4928/P. I have entered the planning reference on our website and the correct application comes up.

The planning submission can be viewed using the following link:

<http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:%222020/4928/P%22>

Kind regards

Angela Ryan

Senior Planner



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Subject: RE: Unauthorised plant : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)

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Hi,

I just checked again and there's still nothing showing for this property.
(the reference that you were given is for a different site.)

Who is the Case Officer? (I'll follow up with them.)

Regards,
Christine



Subject: FW: Unauthorised plant : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)

Dear Ms Hereward,

The Case officer has confirmed that the application has been registered You should be able to see the submitted plans online(Ref: 2020/4928/P).

Regards

Angela Ryan
Senior Planner



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Subject: RE: Unauthorised plant : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)

Dear Ms Hereward,

Yes they did.

I will speak with the case officer to see what is happening with the application and get back to you.

Regards

Angela Ryan
Senior Planner

Telephone: [REDACTED]



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.

Subject: RE: Unauthorised plant : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)

Importance: High

Dear Angela,

Did the Applicant submit the outstanding information by 22nd January (as you had required) ?

There is still no sign of the application on Camden's website.

Regards,

Christine Hereward

Hereward & Co, solicitors
Planning Matters

www.hereward-solicitors.com

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[REDACTED]
Subject: RE: Unauthorised plant : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)

Hello Ms Hereward,

Thank you for your e-mail.

The application was made invalid because insufficient information was submitted to support the application. The Applicant's Agent has confirmed that the information will be submitted by 22/01/21, therefore I envisage that the application should be validated soon after.

Kind regards

Angela Ryan
Senior Planner



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Subject: Unauthorised plant : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH (EN20/1071)
Importance: High

Dear Angela,

My client and I each signed up for the daily Alerts but have seen no sign of an application for these premises.

Would you please check if there is one in Camden's system waiting to be Validated, and if not then chase up the restaurant operator.

I look forward to hearing from you.

Regards,

Christine Hereward



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Planning Matters

www.hereward-solicitors.com

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Subject: RE: Unauthorised development : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH
(EN20/1071)

Dear Ms Hereward,

Thank you for your e-mail.

I would confirm that the application would relate to the new ventilation equipment and flues that have recently been installed at roof level at the site.

I do appreciate the importance of acoustic reports and conditions to control noise from plant on an ongoing basis, and these issues will form part of the consideration prior to any decision being made.

The Owner of Kojo has not confirmed what the submission would entail, but the application once submitted will not be validated by Camden if an acoustic report does not accompany it. The anticipated timescale for an application submission is the week beginning 11th January 2021 (taking into account the Christmas break).

As of October 2016, the Council made the decision to consult via the use of site notices and no longer send out individual letters to neighbours. However, I would advise your client to sign up to the Council's 'Planning Alert' system which will alert your client of any application that is submitted in the geographical area. Your client can sign up by using the link provided below:

<https://accountforms.camden.gov.uk/planning-alerts/#/subscribe>

I trust that the above is of assistance to you.

Kind regards

Angela Ryan
Senior Planner



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<image023.jpg>

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Subject: RE: Unauthorised development : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH
(EN20/1071)

Thank you for that update.

I trust that this applies to the new ventilation equipment and flues? Please confirm.

You will appreciate the importance of acoustic reports and Conditions to control noise from the plant on an ongoing basis.

Has the owner of Kojo confirmed that an acoustic report will be submitted with the application? What is the anticipated timescale for the application going in?

I trust that my clients at 2A Pilgrims Lane will be among those consulted by the Council on the application? Please confirm.

Regards,

Christine Hereward

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Planning Matters

www.hereward-solicitors.com

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Subject: FW: Unauthorised development : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH
(EN20/1071)

Dear Ms Hereward,

I am writing to you to provide an update in respect to the above referenced site.

I have received a letter from the Owner of the property confirming that it is their intention to submit a retrospective application in respect to the roof plant that has been installed. In light of this, it would not be reasonable for me to instigate formal enforcement action in the knowledge that an application is to be submitted. However, should the application not be submitted within a reasonable time scale, then I will need to review my position.

I trust that the above is of assistance to you.

Kind regards

Angela Ryan
Senior Planner

<image024.png>

<image025.png>

<image022.png>

<image027.jpg>

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Subject: RE: Unauthorised development : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH

Dear Ms Hereward,


Thank you for responding to my e-mail.

The previous photos were fairly small so I could not pick out all of the details. However, the larger photograph submitted in your e-mail gives a clear indication of what has been added.

I intend writing to the owners/tenants today and will aim to update you of any new developments.

Kind regards

Angela Ryan
Senior Planner


<image024.png>

<image025.png>

<image022.png>

<image028.jpg>

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.

Subject: RE: Unauthorised development : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH
Importance: High

Dear Ms Ryan,

If you compare the attached photos from September ("pre-Kojo") and November ("post-Kojo"), you will see which ventilation equipment and flues are new.

Kojo has had the fans on again over the weekend, and it has been very noisy for neighbours.

Attached below is a further photo, taken over the weekend. Scaffolding had been removed, and you can now also see a new glass roof, fan and various railings.

Will an officer be visiting Kojo today to tell the that they need planning permission (and to have included appropriate noise reduction measures) before switching on their new equipment?

Please do not hesitate to call me on [REDACTED]

<image026.jpg>

Regards,

Christine Hereward

Hereward & Co, solicitors
Planning Matters

www.hereward-solicitors.com

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Subject: RE: Unauthorised development : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH

Dear Ms Hereward,
Thank you for your e-mail in respect to the above referenced site.

I would confirm that I am looking into the issues raised in your e-mail and will update you once there have been some development.

Could your client please confirm whether all the plant as shown on the roof in the photograph submitted is new?

Kind regards

Angela Ryan

Senior Planner

Telephone: 020 7974 3236

<image024.png>

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<image022.png>

<image029.jpg>



Subject: Unauthorised development : Kojo, 32-34 Rosslyn Hill, Hampstead, NW3 1NH

Dear Ms Beaumont,

I write on behalf of Mr Stephen King whose home is at 2A Pilgrims Lane, close to the rear of 32-34 Rosslyn Hill (previously Carluccio's).

A new restaurant and take-away, Kojo, is about to open for business at 32-34 Rosslyn Hill. I note that Kojo obtained a Pavement Licence back in September, but there is no sign of it seeking consent for other changes to the premises.

Kojo has installed new ventilation equipment on its roof at the rear, and also looks to have added some new flues. Please see attached two photos taken from Mr King's windows, one was taken in September this year (before Kojo went into occupation) and the second is from earlier this month.

The new ventilation system is extremely noisy; Mr King and his family have suffered considerable disturbance over recent weeks. In addition, noise from the premises below is escaping - presumably through the new flues (which would also carry cooking smells).

Clearly the problems would escalate if Kojo opens for business before it has resolved the above issues.

The intervention of your team is requested. A quick discussion would be much appreciated.

I look forward to hearing from you.

Regards,

Christine Hereward



Hereward & Co, solicitors
Planning Matters

www.hereward-solicitors.com

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