
From: Aoife McConaghy [REDACTED]
Sent: 30 March 2021 17:35
To: Dempsey, Matthew
Cc: Jack Mathers
Subject: RE: Applications: 20-22 Bedford Row, WCIR 4EB
Attachments: 283(PL)02-Existing Rear Elevation.pdf; 283(PL)04-Proposed Rear Elevation.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

[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.

Hi Matthew,

The replacement windows are part of a separate application and there are no works to the main façade as part of this application. The windows shown in the existing elevation were the 'existing windows' prior to the application for the replacement windows being approved in a separate application.

I have updated and attached both the existing and proposed rear building elevations which show no proposed changes. This is because the proposed plant is not visible against this elevation – these drawings were added for consistency with the previous applications. Apologies for the confusion!!

Please give me a call if you need anything else at all.

Kind Regards
Aoife McConaghy

for and on behalf of Hale Brown Architects Ltd.

hale brown architects

Unit 1.04, 170 Kennington Ln, Lambeth, London SE11 5DP
t: 0203 735 7442 [REDACTED]

From: Dempsey, Matthew <Matthew.Dempsey@Camden.gov.uk>
Sent: 26 March 2021 18:22
To: Aoife McConaghy [REDACTED]
Cc: Jack Mathers [REDACTED]
Subject: RE: Applications: 20-22 Bedford Row, WCIR 4EB

Dear Aoife,

Re: application ref: PP-08934125 - 2020/3728/P:

Thank you for your e-mail. I have had some feedback from my colleague, who has queried the existing and proposed elevations provided; which in addition to the plant installation, show alteration to the windows?



If windows alterations are part of the proposed scheme, Please can you clarify this?

If no window alterations are proposed, please can you provide alternative elevations to show this as unchanged?

Should you have any queries, please let me know? Thank you.

Kind regards,
Matthew

Matthew Dempsey
Planning Technician

Telephone: 0207 974 3862



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: Aoife McConaghy [REDACTED]
Sent: 24 March 2021 09:28
To: Dempsey, Matthew <Matthew.Dempsey@Camden.gov.uk>
Cc: Jack Mathers [REDACTED]
Subject: RE: Applications: 20-22 Bedford Row, WC1R 4EB

[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.

Hi Matthew,

Could you provide any further update on the condenser application at Bedford Row?

Kind Regards
Aoife McConaghy

for and on behalf of Hale Brown Architects Ltd.

hale brown architects

Unit 1.04, 170 Kennington Ln, Lambeth, London SE11 5DP
t: 0203 735 7442 e: mail@halebrown.com w: www.halebrown.com

From: Dempsey, Matthew <Matthew.Dempsey@Camden.gov.uk>
Sent: 10 March 2021 10:18
To: Aoife McConaghy [REDACTED]
Cc: Jack Mathers [REDACTED]
Subject: RE: Applications: 20-22 Bedford Row, WC1R 4EB

Dear Aoife,

Thanks for your e-mail, I have also just left a message on your voicemail, but to update;

Re: application ref: PP-09340976 – 2020/5785/P

“Formation of 2 x timber French doors from sash windows to existing 4th floor roof terrace and formation of timber sash window from existing French door (works to front elevation).”

This is being dealt with by my colleague Josh Lawlor, josh.lawlor@camden.gov.uk 020 7 974 2337.

Re: application ref: PP-08934125 - 2020/3728/P:

Condenser units – I will chase this up and try to progress this week.

Kind regards,
Matthew

Matthew Dempsey
Planning Technician

Telephone: 0207 974 3862



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: Aoife McConaghy [REDACTED]
Sent: 01 March 2021 09:16
To: Dempsey, Matthew <Matthew.Dempsey@Camden.gov.uk>
Cc: Jack Mathers [REDACTED]
Subject: RE: Application 2020/3728/NEW: 20-22 Bedford Row, WC1R 4EB

[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.

Hi Matthew,

Thanks for letting us know. If there is any further information at all required please let us know and we can arrange for it to be sent over promptly.

I am available on 07837476647 to chat at any stage.

Kind Regards
Aoife McConaghy

for and on behalf of Hale Brown Architects Ltd.

hale brown architects

Unit 1.04, 170 Kennington Ln, Lambeth, London SE11 5DP
t: 0203 735 7442 e: mail@halebrown.com w: www.halebrown.com

From: Dempsey, Matthew <Matthew.Dempsey@Camden.gov.uk>
Sent: 26 February 2021 11:03
To: Aoife McConaghy <am@halebrown.com>
Cc: Jack Mathers <jm@halebrown.com>
Subject: RE: Application 2020/3728/NEW: 20-22 Bedford Row, WCIR 4EB

Hi Aoife,

Thanks for your e-mail. I just tried to call you back also, but to update; I can confirm receipt of revised drawings and I'm happy to supersede these and add the additional elevation.

I expect the smaller proposed units will be ok, but I will just need to check if an amended noise impact assessment may be required. I will get back to you again asap.

Kind regards,
Matthew

Matthew Dempsey
Planning Technician

Telephone: 0207 974 3862



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: Aoife McConaghy [REDACTED]
Sent: 25 February 2021 16:47
To: Dempsey, Matthew <Matthew.Dempsey@Camden.gov.uk>
Cc: Jack Mathers [REDACTED]

Subject: RE: Application 2020/3728/NEW: 20-22 Bedford Row, WC1R 4EB
Importance: High

[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.

Hi Matthew,

Apologies, this email was sitting in my outbox and I thought it had been sent some time ago!!

Thanks for getting back to us.

Since originally submitting the applications, we have foreseen some issues with supply and therefore had amended the proposal to include 2no. smaller units in the place of one of the originally proposed larger units. This is also partly due to further investigation into the available electrical supply within the courtyard. Overall, this proposal will be smaller and have less impact on the rear courtyard area. Therefore, please see attached our updated drawing to include the additionally requested drawing:

Please also see attached our responses below in **RED**:

Please let us know if you need anything further, I am available on 07837476647 if you would like to discuss the application at all.

Kind Regards
Aoife McConaghy

for and on behalf of Hale Brown Architects Ltd.

hale brown architects

Unit 1.04, 170 Kennington Ln, Lambeth, London SE11 5DP
t: 0203 735 7442 e: mail@halebrown.com w: www.halebrown.com

From: Dempsey, Matthew <Matthew.Dempsey@Camden.gov.uk>

Sent: 20 January 2021 14:42

Subject: RE: Application 2020/3728/NEW: 20-22 Bedford Row, WC1R 4EB

Dear Aoife,

Thank you for your e-mail apologies for the delay to respond to you. I can confirm I have heard back from my Env Health Colleague who has requested the following conditions are attached to any approval, I would be grateful if you could confirm acceptance of these:

Suggested conditions:

*i) The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.
Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.*

We can confirm that the proposed noise level will adhere to the limit of 10db below existing background conditions (as noted in the acoustic report)
Our M&E consultant has confirmed that the newly proposed smaller units be less than what was previously proposed

*ii) Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.
Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.*

M&E consultant has confirmed that proprietary systems for anti-vibration will be provided to the equipment and support systems

Also, I would like to request elevations to show the area where the installation is proposed. I note we have received existing and proposed elevations, but the condenser units do not appear on these drawings. Please can you provide these relevant elevations to me?

See attached update drawings:

The condenser units are not wall mounted, but we have shown the outline against the rear elevation as requested.

If you need any further information, please let us know.

Should you have any queries, please let me know? Thank you.

Kind regards,
Matthew

Matthew Dempsey
Planning Technician

Telephone: 0207 974 3862



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.

From: Aoife McConaghy [REDACTED]
Sent: 05 January 2021 09:21
To: Dempsey, Matthew <Matthew.Dempsey@Camden.gov.uk>
[REDACTED]

Subject: RE: Application 2020/3728/NEW: 20-22 Bedford Row, WCIR 4EB
Importance: High

[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.

Morning Matthew,

Could you please give us another update on the below?

Kind Regards
Aoife McConaghy

for and on behalf of Hale Brown Architects Ltd.

hale brown architects

Unit 1.04, 170 Kennington Ln, Lambeth, London SE11 5DP
t: 0203 735 7442 e: mail@halebrown.com w: www.halebrown.com

From: Dempsey, Matthew <Matthew.Dempsey@Camden.gov.uk>
Sent: 22 October 2020 13:05
[REDACTED]

Subject: RE: Application 2020/3728/NEW: 20-22 Bedford Row, WCIR 4EB

Dear Aoife,

Thanks for your e-mail. Apologies for the delay. I am waiting to hear back from my colleagues in the Env Health team before I can make a recommendation.

I know they are also very busy at the moment, but I will chase this up and get back to you asap.

I can confirm there have been no objections to date from the public consultation including any response from the Local Conservation Area Advisory Committee.

Kind regards,
Matthew

Matthew Dempsey
Planning Technician

Telephone: 0207 974 3862



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.

From: Aoife McConaghy [REDACTED]
Sent: 20 October 2020 13:00

[REDACTED]
Subject: RE: Application 2020/3728/NEW: 20-22 Bedford Row, WC1R 4EB

[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.

Hi Matthew,

Please could you provide an update on the application below?

If you need anything additional from us, or have any queries, please give s a call and we will be happy to assist.

Kind Regards
Aoife McConaghy

for and on behalf of Hale Brown Architects Ltd.

hale brown architects

Unit 1.04, 170 Kennington Ln, Lambeth, London SE11 5DP
t: 0203 735 7442 e: mail@halebrown.com w: www.halebrown.com

From: Dempsey, Matthew <Matthew.Dempsey@Camden.gov.uk>
Sent: 14 September 2020 16:47

[REDACTED]
Subject: RE: Application 2020/3728/NEW: 20-22 Bedford Row, WC1R 4EB

Dear Miriam,

Further to my previous e-mail, I have now registered the application and begun consultation.

Ref: **2020/3728/P**

20-22 Bedford Row
London
WC1R 4EB

"Installation of plant (2 x condenser units) within rear lower ground courtyard."

I will discuss the application with colleagues and await the result of the public consultation before making a recommendation, however; I would note, we have not received any elevations to describe the works and I would anticipate that senior colleagues would request these prior to any sign off for approval. You may therefore be advised to provide these during the next 21 days of statutory consultation.

Re: Site visit – I don't anticipate this would be necessary at this stage, but I will let you know should this alter.

Should you have any queries, please contact me? Thank you.

Kind regards,
Matthew

Matthew Dempsey
Planning Technician

Telephone: 0207 974 3862



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.

From: Dempsey, Matthew
Sent: 14 September 2020 12:15

[REDACTED]

Subject: RE: Application 2020/3728/NEW: 20-22 Bedford Row, WC1R 4EB

Dear Miriam,

RE: Application **2020/3728/NEW**: 20-22 Bedford Row, WC1R 4EB

Thank you for your e-mail. Please accept my apologies for the delay to get in touch with you. I'm afraid we have been experiencing a bit of a backlog here.

However; I can confirm I shall be the case officer. Your application is next on my list to look at, and so I will e-mail you again this afternoon with a full update on the status and my initial thoughts on the scheme.

I will let you know if a (socially distanced) site visit is necessary from my point of view. Having said that, I will be happy to attend if you would prefer me to see the site in question. I will get back to you a bit later on, I have meeting to attend at 2pm and so; I anticipate being able to update again at approx. 3-4pm.

Kind regards,
Matthew

Matthew Dempsey
Planning Technician

Telephone: 0207 974 3862



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.

From: Miriam Keane <mk@halebrown.com>

Sent: 14 September 2020 11:44



Subject: Application 2020/3728/NEW: 20-22 Bedford Row, WC1R 4EB

[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 Mr. Dempsey,

I hope you are well.

I am getting in touch with regards to application 2020/3728/NEW for 20-22 Bedford Row, WC1R 4EB, for which I understand you are the allocated planning officer.

Would you like to arrange a site visit as part of the application review? If so, please do let us know when would best suit as we will need advance notice to arrange access due to Covid restrictions.

If you have any questions regarding the application, please do not hesitate to get in touch.

Kind Regards,

Miriam

Miriam Keane
for and on behalf of Hale Brown Architects Ltd.

hale brown architects

Studio 1.04, Edinburgh House, 170 Kennington Lane, London SE11 5DP
t: 020 3735 7442 e: mail@halebrown.com w: www.halebrown.com



This transmission is confidential and intended solely for the person or organisation to whom it is addressed. Any views expressed represent those of the individual sender and not those of Hale Brown Architects Ltd. If you have received this e-mail in error, please delete immediately. Hale Brown Architects Ltd. do not accept any responsibility for any damage arising from this transmission.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.