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**From:** Stephen coe [REDACTED]  
**Sent:** 30 September 2021 11:16  
**To:** Kate Henry  
**Subject:** Re: IS - Extension for Comments - on 2021/3674/P ENABLED ? for 17 Railey Mews Details.?

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Dear Kate ..... Re. That Vexed Question... A Rider. please

( Rider.)

Does the "original time limit" as you kindly put it earlier .. REALLY Mean 'anything goes' - Once - An s73 procedure has begun..? (silently)

& Does the duration of a 'substituted' alternative Application, prevent or merely delay a basement, being newly re-applied from WHEN:?

As it (surely?) cannot now refer to ANY \*irrelevant works\* begun by Sept 12th - under the previous deadline of the 106 Legal for 4756/P -  
if those \*minor works\* - digging a new 'excavation' - prior to piling - intended only for what was NEWLY required only under 3409/P & this being applied , but not yet agreed.. So to dig prior to piling, belonged exclusively to an 'unknown - S.73' - not since referred to elsewhere.

I needed to submit my 3409/P yesterday to comply fast - so without having an answer to the query below - I had to cut 4 lead paragraphs.!

(NOT WISHING TO OVERLOAD my Comment) - But I'm still not clear if the "dreaded basement works" - can really be introduced at will:? OR

Whether being "Out of time" under 4756/P - as to any significant relevant works commenced; Whether S. 73, is an effective "get around":?

( Instead - being filed under a new Application.)

earnestly and as a matter of concern regarding what is correct to include in my current forthcoming 3674/P - & (I'm working on it, NOW)!

Edited text:-

FROM YESTERDAY ..

Many thanks for clearing up that query on Section 73 - in regard to 3409/P - which now only leaves the vexed question

as to whether Section 73 can be utilised again - (UP TO WHEN - IN THE FUTURE -?) or at a later stage ? - Or otherwise.. ??

To re-introduce the contentious basement excavation works - as The Agent DRK had earlier requested in applying for this -

on an 'ad hoc' basis - within the usual 3 year period of validity under 3409/P ? - (which seemed most unfair to neighbours.)

Or does that period now exclude any further application for the previously permitted basement works until 3409/P expires.?

Ideally - I wish to confine my Comments to contents of 3409/P.. & not bring in procedurals - if you can kindly clear this up.

MANY THANKS..

Stephen

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**From:** Stephen coe [REDACTED]  
**Sent:** 29 September 2021 15:09  
**To:** Kate Henry <Kate.Henry@camden.gov.uk>  
**Subject:** Re: IS - Extension for Comments - on 2021/3674/P ENABLED ? for 17 Railey Mews Details.?

Dear Kate..

Thank-you for clarifying that point.. I'm further assuming that means any subsequent s73 within the period.. would be of a detail nature & not borrowing from the original permission, to re-instate former major items;- precluded from the s73, time extension.

I'm just sending you my finished 3409/P submission - as promised earlier.. for inclusion please.

Stephen Coe

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**From:** Kate Henry <Kate.Henry@camden.gov.uk>  
**Sent:** 29 September 2021 13:44  
**To:** Stephen coe [REDACTED]  
**Subject:** RE: IS - Extension for Comments - on 2021/3674/P ENABLED ? for 17 Railey Mews Details.?

Dear Stephen,

If a section 73 application is approved, the applicant would be able to implement either the original or the revised permission. They also have the right to make a further s73 application if they wish. Any s73 permission is subject to the original time limit.

Kate Henry  
Principal Planning Officer

Telephone: 020 7974 3794



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**From:** Stephen coe [REDACTED]  
**Sent:** 29 September 2021 12:00  
**To:** Kate Henry <Kate.Henry@camden.gov.uk>  
**Subject:** Re: IS - Extension for Comments - on 2021/3674/P ENABLED ? for 17 Railey Mews Details.?

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Dear Kate..

Many thanks for clearing up that query on Section 73 - in regard to 3409/P - which now only leaves the vexed question as to whether Section 73 can be utilised again - at a later stage ? - Or otherwise..

To re-introduce the contentious basement excavation works - as The Agent DRK had earlier requested in applying for this - on an 'ad hoc' basis - within the usual 3 year period of validity under 3409/P ? - (which seemed most unfair to neighbours.)

Or does that period now exclude any further application for the previously permitted basement works until 3409/P expires.?

Ideally - I wish to confine my Comments to contents of 3409/. & not bring in procedurals - if you can kindly clear this up.

The rather unusual crossover between the two applications - makes separating issues tricky enough, to keep tidy.

I am almost there on 3409/P - but what is there, is complicated in what has even changed - in the latest Details in 3674/P (to follow as agreed ) - But my submission of the 3409/P - very soon - definitely today.. with the Section 73 query above resolved - please Kate.. - it's new to me.

Kind Regards..

Stephen Coe

**From:** Kate Henry <[Kate.Henry@camden.gov.uk](mailto:Kate.Henry@camden.gov.uk)>

**Sent:** 29 September 2021 09:40

**To:** Stephen coe [REDACTED]

**Subject:** RE: IS - Extension for Comments - on 2021/3674/P ENABLED ? for 17 Railey Mews Details.?

Dear Stephen,

2021/3409/P is being dealt with under section 73. The consultation period for that application has now finished (26/09/2021). If you wish to make comments please send them to me today.

Kind regards

Kate Henry  
Principal Planning Officer

Telephone: 020 7974 3794



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**From:** Stephen coe [REDACTED]  
**Sent:** 28 September 2021 09:36  
**To:** Kate Henry <[Kate.Henry@camden.gov.uk](mailto:Kate.Henry@camden.gov.uk)>  
**Subject:** Re: IS - Extension for Comments - on 2021/3674/P ENABLED ? for 17 Railey Mews Details.?

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Dear Kate..

Glad to know you're back - & I am just finishing off my precise comments on 3409/P - please expect within an hour or so..

(which do rather affect my intended comment on 3674/P on which you kindly extended consideration for determination.)

Whilst away - I had wished to check with you last week, but omitted to ask - one critical point about this scheme..

Whether 3409/P is actually now being considered under Section 73 -? Is that the case - please..? Or some other context.

I could see no mention - but realise that in the \*reconsult\* etc. + in handover from Kristina, as she had mentioned it to me.

Yours sincerely

Stephen Coe

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**From:** Kate Henry <[Kate.Henry@camden.gov.uk](mailto:Kate.Henry@camden.gov.uk)>  
**Sent:** 24 September 2021 11:08  
**To:** Stephen coe [REDACTED]  
**Cc:** Kristina Smith <[Kristina.Smith@camden.gov.uk](mailto:Kristina.Smith@camden.gov.uk)>  
**Subject:** RE: IS - Extension for Comments - on 2021/3674/P ENABLED ? for 17 Railey Mews Details.?

Dear Stephen,

Thank you for your email. The Council does not consult on approval of details applications (except for listed buildings) and therefore there is no 21-day period as such. (The website may show the earliest decision date as being today because we consulted internally for 21 days). However, I am happy to give you a few more days to comment on the application if you would like. I am happy to wait until the end of next week to determine the application.

With regards to your request for the applicant to provide a 1:1 mock-up, this is not considered to be necessary as it is possible to understand the proposals without them doing this. And it goes beyond what the condition requested.

Kind regards

Kate Henry  
Principal Planning Officer

Telephone: 020 7974 3794



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**From:** Stephen coe [REDACTED]  
**Sent:** 16 September 2021 12:45  
**To:** Kate Henry <[Kate.Henry@camden.gov.uk](mailto:Kate.Henry@camden.gov.uk)>  
**Cc:** Kristina Smith <[Kristina.Smith@camden.gov.uk](mailto:Kristina.Smith@camden.gov.uk)>  
**Subject:** IS - Extension for Comments - on 2021/3674/P ENABLED ? for 17 Railey Mews Details.?

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Dear Kate - (& Kristina..)

I ASK - if you are now minded to extend the truncated period for Comments - to enable the 21 days period for those Comments.. to be restored forthwith, as I requested yesterday - see text below. - This will enable me to edit my draft comments & raise the specific issues.  
A timely response would be much appreciated on this time critical matter.. Thank-you..

With Best Regards.. Stephen Coe

<<<- May it please the Council.. ( TEXT DRAFT from yesterday - 15th September '21)

In view of the fact - that - ALL of These Plans & Details for Comment - were ONLY uploaded to this site's Comments Section at around 12.40 Tuesday morning - the 14th September '21 - ( THAT being some 11 days later than the date registered on 03.09.'21.. and especially following the Planning Alert from Saturday 7th September & That Comments period was set 21 days from 3rd Sept. - this is clearly wrong.?

I must request that the period for Comments - be EXTENDED for at least 21 days from today 15th September .. to allow for any relevant comments - to be submitted - on this most unusual building design & set of specifications, almost unprecedented in U.K. + A further specific comment to follow:- Evaluation is not possible from the file.! - (SIZE.)->>

P.S. There is no record of the Number of 'FINS' - with new arrangement of this 'cladding'..  
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