

**Parnjit Singh**

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**From:** Miriam Baptist  
**Sent:** 19 October 2021 10:21  
**To:** 'Owen Ward'  
**Cc:** Heather Johnson (Cllr); Andrew Parkinson (Cllr); Neil McDonald; Bloomsbury Conservation Areas; Planning Planning  
**Subject:** RE: Comments on 2021/2526/P

Thanks Owen, this will go to Member's Briefing again with your comments for review.

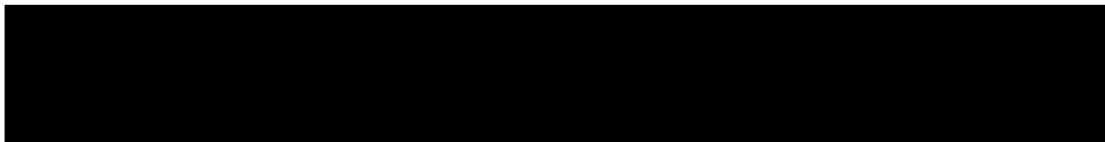
Kind regards

Miriam Baptist  
Planning Officer

Telephone: 0207 974 8147



**Subject:** Comments on 2021/2526/P



Dear Miriam,

■ Apologies for the delay in response. I had emailed about a site visit, however I think this has been lost in communication and so I am giving you our revised comments now.

I appreciate that there are plenty of examples of inappropriate plant equipment throughout this conservation area. However I do not believe that this should be taken as a reason to presume the unconditional approval of further plant without sufficient justification.

The Charlotte Street Conservation Area Appraisal and Management Strategy is clear that there should be a presumption against approval of new plant.

Under *Current Issues* the first paragraph (12.1) states:

*'Developments over the recent decades have influenced the character and appearance of the Charlotte Street Conservation Area. There is likely to remain significant pressure for change ... In addition, there is likely to be ... further pressure for air conditioning, plant and telecommunications equipment.'*

While paragraph 13.13 states:

*'It is clear from the Conservation Area Appraisal that there is considerable pressure for redevelopment and new development across the conservation area. This pressure comes from a number of sources of different scales: ... a range of small scale change that can, cumulatively, have a significant impact on the character of an area (e.g. roof extensions; rear extensions, satellite dishes and aerials, fire escapes, plant);*

As justification for the proposed external plant the application simply states that: *'several options were considered and eventually discounted due to lack of space'*. None of these options are shown on plan and frankly, given that a water tank can fit inside a cupboard, I find it difficult to believe that there is no space within an entire terrace for a single tank.

Paragraph 13.22 of the Charlotte Street Conservation Area Management Strategy states: *'The same attention to detailed design and high quality should be applied to smaller alterations such as shop fronts, signage, extensions and the siting and design of external flues and plant. These can harm the character and appearance of the area to an extent belied by their individual scale.*

I do not believe that the same attention to detailed design has been applied to this application. GRP is a low-cost material inappropriate in a conservation area. The applicants are simply placing two boxes on a roof without any regard for design.

We therefore maintain our objection. While approval of plant has become routine in recent years, the management strategy is clear that plant does generally cause harm to the conservation area, and that that harm does not depend upon visibility from the public realm. If things are to be done properly, this application should not be approved.

Owen Ward

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**From:** Miriam Baptist <[Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)>  
**Sent:** 13 October 2021 19:42  
**To:** 'Owen Ward' <[REDACTED]>  
**Cc:** Heather Johnson (Cllr) <[Heather.Johnson@camden.gov.uk](mailto:Heather.Johnson@camden.gov.uk)>; Andrew Parkinson (Cllr) <[Andrew.Parkinson@camden.gov.uk](mailto:Andrew.Parkinson@camden.gov.uk)>; Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>  
**Subject:** RE: Please hold on 2021/2526/P

[REDACTED]

Kind regards,

Miriam Baptist  
Planning Officer  
Supporting Communities  
London Borough of Camden

Telephone: 0207 974 8147  
Web: [camden.gov.uk](https://www.camden.gov.uk)

5 Pancras Square  
London N1C 4AG



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**From:** Owen Ward <[REDACTED]>  
**Sent:** 13 October 2021 19:35  
**To:** Miriam Baptist <[Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)>  
**Cc:** Heather Johnson (Cllr) <[Heather.Johnson@camden.gov.uk](mailto:Heather.Johnson@camden.gov.uk)>; Andrew Parkinson (Cllr) <[Andrew.Parkinson@camden.gov.uk](mailto:Andrew.Parkinson@camden.gov.uk)>; Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>  
**Subject:** Re: Please hold on 2021/2526/P

[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 Miriam,

I was awaiting your response regarding a site visit for this application and a neighbouring one. If you are not able to make a site visit we will do revised comments tomorrow.

Owen

On 13 Oct 2021, at 19:15, Miriam Baptist <[Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)> wrote:

Dear Belsize CAAC,

Please do send across any comment/response regarding the revised design at 10 Charlotte Street as soon as you are able, thank you very much.

Kind regards,

Miriam Baptist  
Planning Officer  
Supporting Communities  
London Borough of Camden

Telephone: 0207 974 8147  
Web: [camden.gov.uk](http://camden.gov.uk)

5 Pancras Square  
London N1C 4AG  
<image001.png>

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**From:** Miriam Baptist  
**Sent:** 05 October 2021 11:15  
**To:** 'Owen Ward' [REDACTED]; Heather Johnson (Cllr) <[Heather.Johnson@camden.gov.uk](mailto:Heather.Johnson@camden.gov.uk)>; Andrew Parkinson (Cllr) <[Andrew.Parkinson@camden.gov.uk](mailto:Andrew.Parkinson@camden.gov.uk)>; Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>; Planning Planning <[Planning@camden.gov.uk](mailto:Planning@camden.gov.uk)>  
**Subject:** RE: Please hold on 2021/2526/P

Dear Mr Ward,

Thank you for your email. I am very happy to oblige and will send out the revisions and request further comment from the CAAC shortly. If I could have the CAAC's comment by close of play on the 13<sup>th</sup> that would be very much appreciated. Apologies for this error, I am fairly new to Camden and missed this part of the process. Thank you for bringing it to my attention.

Kind regards,

Miriam Baptist  
Planning Officer

Telephone: 0207 974 8147

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**From:** Owen Ward [REDACTED]  
**Sent:** 04 October 2021 19:50  
**To:** Heather Johnson (Cllr) <[Heather.Johnson@camden.gov.uk](mailto:Heather.Johnson@camden.gov.uk)>; Andrew Parkinson (Cllr) <[Andrew.Parkinson@camden.gov.uk](mailto:Andrew.Parkinson@camden.gov.uk)>; Miriam Baptist <[Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)>; Neil McDonald <[Neil.McDonald@camden.gov.uk](mailto:Neil.McDonald@camden.gov.uk)>; Planning Planning

<[Planning@camden.gov.uk](mailto:Planning@camden.gov.uk)>

**Subject:** Please hold on 2021/2526/P

**Importance:** High



Regarding application 2021/2526/P at 10 Charlotte Street referred to the Members Briefing Panel.

The Charlotte Street CAAC objected to this application. Following our objection revisions have been submitted. As set out in Camden's SCI, following revisions, objectors should be notified and given a chance to submit revised comments to the proposals.

The proposals should not be referred straight to MBP as objections are as such 'outdated'. Premature referral to MBP is a breach of legitimate expectation as upheld in R (Vieira) v LB Camden.

Please therefore give us the necessary time to discuss these revisions at our next meeting on Wednesday 13th October and in future, when revisions are submitted, could the planning officer notify us directly and allow us time to submit revised comments.

Owen Ward

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