
From: James Cohen [REDACTED]
Sent: 08 December 2021 12:32
To: Kate Henry
Cc: Motti Ifergan; Enrique Alonso; Joseph Stroud; Nyamedom Cann
Subject: Re: 2021/4367/P - 89 Torriano Avenue

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Hi Kate,

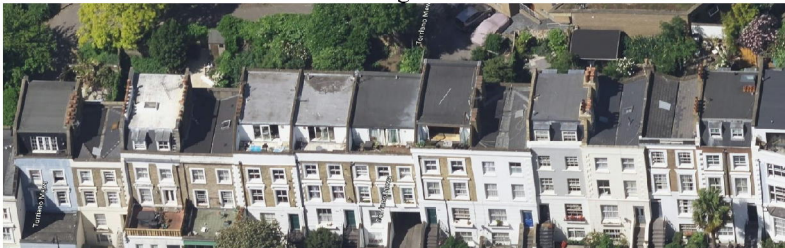
I hope you are well.

Really appreciate your update and progress here.
We know you guys are packed at the moment!

I apologise for the omission on materials.

We intend to use brick work to match the existing on either side on the Mansarda and them a traditional slate tiling for the roof facade.
The roof would be constructed with a felt outer layer.

I note that the other Mansard Roofs along Torriano avenue have a mix of materials:

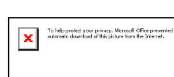


Subsequently, we would happily go with your preference or agree to additional details via a pre-commencement planning condition.

An alternative would be a more contemporary material such as a zinc standing seam cladding.

Happy to update plans with annotations if/where required subject to your preference.

Kind regards,
James



JAMES COHEN
Town Planner
Msc Urban Regeneration

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On Wed, Dec 8, 2021 at 11:44 AM Kate Henry <Kate.Henry@camden.gov.uk> wrote:

Dear James,

I am just looking at the application now and I cannot see details of the proposed materials for the roof anywhere. Please could you confirm.

I look forward to hearing from you.

Kind regards

Kate Henry
Principal Planning Officer

Telephone: 020 7974 3794



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: James Cohen [REDACTED]
Sent: 06 December 2021 08:00
To: Kate Henry <Kate.Henry@camden.gov.uk>

[REDACTED]
Subject: Re: 2021/4367/P - 89 Torriano Avenue

[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 Kate,

I hope you had a lovely weekend.

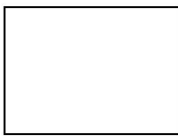
As we approach the decision date on this one I am really keen to ensure you have all you need to process this application positively.

Please let me and the team know if you have any thoughts, comments, additional requirements or concerns.

We are on board and ready to assist where required.

Kind regards,

James



JAMES COHEN
Town Planner
Msc Urban Regeneration



On Tue, Nov 30, 2021 at 5:09 PM James Cohen  wrote:

Hi Kate,

I hope you had a lovely weekend.

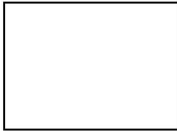
Please let me and the team know once you have had a chance to review this proposal.

As we approach the later half of the application process I am keen to work with you where required to ensure a positive outcome for both the Local Authority and applicant.

I look forward to hearing from you.

Kind regards,

James



JAMES COHEN
Town Planner
Msc Urban Regeneration



On Fri, Nov 26, 2021 at 1:06 PM James Cohen [REDACTED] wrote:

Hi Kate,

I hope you have had a good week.

I am just checking on this one before the weekend as it would be great to provide the applicant with a small update.

Please let me know if you have had a chance to review the proposal. Any feedback at this stage would be sincerely appreciated.

The proposed Mansard is in line with an established pattern of development along this road and we have tried to design it in a sensitive and context appropriate manner.

I look forward to hearing from you.

Have a great weekend.

Kind regards,

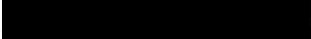
James



JAMES COHEN
Town Planner
Msc Urban Regeneration

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On Tue, Nov 16, 2021 at 6:20 PM James Cohen  wrote:

Hi Kate,

I hope you are well.

In addition, I hope the 'task force' was effective.

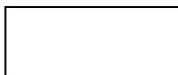
You guys are clearly up against it and I therefore thank and appreciate your efforts to assess this submission!

Please let me know if you have had a chance to review the proposal and if you have any further requirements at this stage.

The team and I are on board and ready should you require assistance or additional information on any elements.

Kind regards,

James



JAMES COHEN
Town Planner
Msc Urban Regeneration

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On Thu, Nov 11, 2021 at 9:59 AM James Cohen <[redacted]> wrote:

Hi Kate,

I hope you are well this week.

I am just checking in to see how our assessment of this application is progressing.

Is there anything that the team and I can assist or provide at this stage?

In addition, I can see that no objections have been raised online, including from the Kentish Town Neighbourhood Forum.

Is it possible to confirm this is correct so that I can update the applicant accordingly.

Sincerely appreciated.

Kind regards,

James



JAMES COHEN
Town Planner
MSc Urban Regeneration

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On Wed, Oct 27, 2021 at 8:08 PM James Cohen [REDACTED] wrote:

Hi Kate,

A mystery to us as well!

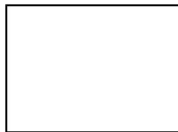
Thanks for confirming receipt.

Please let me and the team know if you have any further requirements at this stage and we look forward to hearing your thoughts.

Hope you have a pleasant evening.

Kind regards,

James



JAMES COHEN
Town Planner
Msc Urban Regeneration

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On Wed, Oct 27, 2021 at 8:05 PM Kate Henry [REDACTED] wrote:

Hi James,

Thanks for your email. Those plans look much better. I wonder why the Planning Portal altered them!!

Anyway, thanks and I will be in touch again soon once I've had a proper look at the application.

Thanks,

Kate

Kate Henry
Principal Planning Officer

Telephone: 020 7974 3794



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: James Cohen [REDACTED]
Sent: 27 October 2021 11:47
To: Kate Henry <Kate.Henry@camden.gov.uk>

[REDACTED]
Subject: Re: 2021/4367/P - 89 Torriano Avenue

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Hi Kate,

I have just had a look on the planning portal to see what was transferred across to you.

Very strange indeed!

It appears the plans have been reformatted in some way during submission.

Please find the plans that we uploaded to the portal attached below.

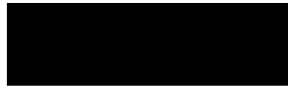
Please let me know if you have any additional requirements or updates. We look forward to hearing your thoughts and feedback.

Kind regards,

James



JAMES COHEN
Town Planner
Msc Urban Regeneration



On Tue, Oct 26, 2021 at 12:18 PM James Cohen  wrote:

Hi Kate,

Further to my previous email, I note that you have now validated the submission.

Greatly appreciated.

We will get started on the required updates and await your thoughts on the proposed development.

Thanks again,

James



JAMES COHEN
Town Planner
Msc Urban Regeneration



On Tue, Oct 26, 2021 at 12:17 PM James Cohen [REDACTED] wrote:

Hi Kate,

Thank you for your email and update on this submission.

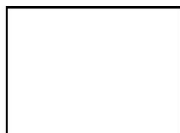
Really pleased to commence our work here.

I have to say I am a little perplexed this is at the determination stage as I have not yet received confirmation that the application is valid, nor have we had a chance to discuss the application to ensure a positive outcome for both the Local Authority and the applicant.

We will make a swift start on providing the updated information required, however, in the meantime kindly let me know any thoughts, comments or additional requirements you may have in order to ensure the positive fruition of this submission.

Kind regards,

James



JAMES COHEN
Town Planner
Msc Urban Regeneration



On Tue, Oct 26, 2021 at 11:28 AM Kate Henry <Kate.Henry@camden.gov.uk> wrote:

Good Morning,

Re: 2021/4367/P - 89 Torriano Avenue, London. NW5 2RX - Mansard roof extension to create additional living space for upper flat

Thank you for submitting the above application on 08/09/2021. I have just validated the application; however, before I can determine the application I will need you to amend the drawings, as follows:

- Each drawing must be labelled (e.g. existing front elevation, proposed 1st floor etc. etc.)
- Either a scale bar or scale for each drawing must be provided so that we can take accurate measurements
- The use of each room should be annotated so we can understand the existing and proposed layouts
- Some of the drawings appear to be falling off the edge of the page

The Council has a statutory duty to consult. Site notices will be displayed. All consultation responses will be available to view on the Council's website using the planning application search page and the above reference numbers.

It is likely that the applications will be determined under delegated powers; however, where there are relevant material objections to an application from a Conservation Area Advisory Committee, a residents or amenity group or Ward Councillor, or three or more respondents from different addresses, a decision cannot be made by delegated powers without first bringing it to the attention of our Members' Briefing Panel. (More info: [How a planning application is decided on - Camden Council](#))

Please be advised that, in accordance with planning law, some of the information you provide with your submission will be made public. However, we will remove personal information about the applicant, except their name and address. Please see the [planning service privacy statement](#) for how we use personal data.

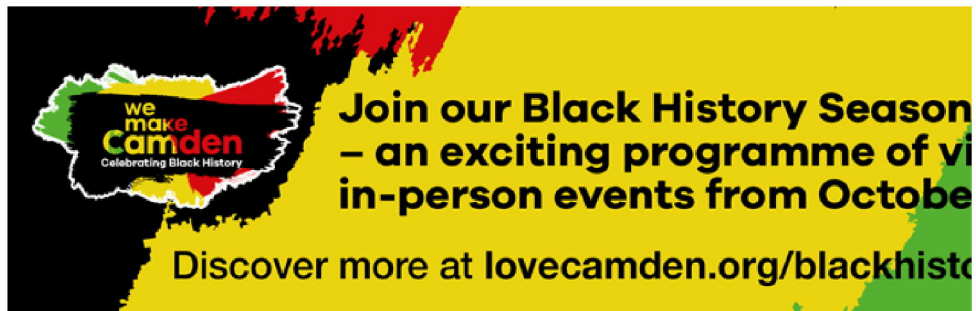
If I need anything else I will be in touch. In the meantime, if you need anything from me, please do not hesitate to ask.

Kind regards

Kate Henry
Principal Planning Officer
Regeneration and Planning
London Borough of Camden

Telephone: 020 7974 3794
Web: camden.gov.uk

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London N1C 4AG



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