
From: Tasha Bullen [REDACTED]
Sent: 08 December 2021 09:18
To: Kate Henry
Cc: Lewis Westhoff
Subject: RE: 2021/4246/P & 2021/4247/P (5, 6-7 St Cross Street)
Attachments: 1985-JRA-02-06-DR-A-0116_S2-P03.pdf; 1985-JRA-02-08-DR-A-0118_S2-P03.pdf; 1985-JRA-02-XX-DR-A-0120_S2-P03.pdf; 1985-JRA-02-XX-DR-A-0121_S2-P03.pdf; 1985-JRA-02-XX-DR-A-0122_S2-P03.pdf; 1985-JRA-02-XX-DR-A-0123_S2-P03.pdf; 1985-JRA-02-XX-DR-A-0125_S2-P03.pdf; 1985-JRA-02-XX-DR-A-0150_S2-P03.pdf; 1985-JRA-02-XX-DR-A-0151_S2-P03.pdf; 1985-JRA-02-XX-RP-A-0007_S2-P01.pdf

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Good morning Kate,

In relation to application 2021/4247/P at 6 – 7 St Cross Street, please find attached updated drawings which detail that the balustrade has now been set back 500mm. As shown in the visuals of the original set back, and the 500mm set back, there is a clear visual difference which we trust is acceptable.

With regard to the 5th floor balustrade meeting building regs, this has been reviewed by the BCO officer. They advised that for areas which are accessed by adults only, such as offices, building regulations guidance does not specify a dimensional range for spacing of balustrades other than this should be reasonably spaced to prevent persons falling through.

I hope this addresses the previous comments, but please do let me know if you have any further questions.

Kind regards,

Tasha

Tasha Bullen
Senior Planner, Planning

telephone: [REDACTED]
mobile: [REDACTED]
email: [REDACTED]



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From: Tasha Bullen [REDACTED]
Sent: 07 December 2021 10:46
To: Kate Henry <Kate.Henry@camden.gov.uk>
Cc: Lewis Westhoff [REDACTED]
Subject: RE: 2021/4246/P & 2021/4247/P (5, 6-7 St Cross Street)

Hi Kate,

Further to my email below, I can advise that the planning portal reference for the land swap application is PP-10417950. Hopefully this helps you to locate the application for validation.

Many thanks,

Tasha

Tasha Bullen
Senior Planner, Planning

telephone: [REDACTED]
mobile: [REDACTED]
email: [REDACTED]



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From: Tasha Bullen [REDACTED]
Sent: 07 December 2021 10:19
To: Kate Henry <Kate.Henry@camden.gov.uk>
Cc: Lewis Westhoff [REDACTED]
Subject: RE: 2021/4246/P & 2021/4247/P (5, 6-7 St Cross Street)

Good morning Kate,

In response to the comments received on application 2021/4246/P at 5 St Cross Street, please find attached a design pack which provides details of the updated bespoke balustrade design.

In response to your question over the roof level, the fourth floor terrace is dictated by the level of the fourth floor landing in the adjacent Johnson Building Stair. Without this build up, the introduction of external steps would be required, which would have an impact on the terrace usability. As detailed in 1985-JRA-00-XX-DR-A-0122_S2-P02, 1985-JRA-00-XX-DR-A-0125_S2-P02, 1985-JRA-00-XX-DR-A-0151_S2-P02 the south elevation of the terrace will be closed off by a vertical rail balustrade. The edge beam forming the terrace decking along the south elevation is cantilevered due to structural constraints, incurring in a gap between the decking and the existing roof. We intend to provide an architectural metal fascia to close off this gap, as set out in section 1985-JRA-00-XX-DR-A-0151_S2-P02.

I hope this addresses the previous comments, but please do let me know if you have any further questions. Also, we intend to provide updated drawings for the application at 6 – 7 St Cross Street shortly.

Also, just to note that we have now submitted the planning application for the land swap proposal between 5 St Cross Street and 6 – 7 St Cross Street. Please could you validate this when you have a chance? If useful, we would be happy to have a quick call to talk you through the proposal, do let us know if this would be convenient.

Kind regards,

Tasha

Tasha Bullen
Senior Planner, Planning

telephone: [REDACTED]
mobile: [REDACTED]
email: [REDACTED]



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From: Tasha Bullen [REDACTED]
Sent: 02 December 2021 15:00
To: Kate Henry <Kate.Henry@camden.gov.uk>
Cc: Lewis Westhoff [REDACTED]
Subject: RE: 2021/4246/P & 2021/4247/P (5, 6-7 St Cross Street)

Good afternoon Kate,

I hope you are well.

I just wanted to drop you a line to say that we are progressing the design changes for applications 2021/4246/P & 2021/4247/P and will be providing these shortly.

Also, we have now submitted the planning application for the land swap proposal between 5 St Cross Street and 6 – 7 St Cross Street. Please could you validate this when you have a chance? If useful, we would be happy to have a quick call to talk you through the proposal, do let us know if this would be convenient.

Kind regards,

Tasha

Tasha Bullen
Senior Planner, Planning

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From: Tasha Bullen [REDACTED]
Sent: 09 November 2021 09:20
To: Kate Henry <Kate.Henry@camden.gov.uk>
Subject: RE: 2021/4246/P & 2021/4247/P (5, 6-7 St Cross Street)

Hi Kate,

Thank you for your email and comments on applications 2021/4246/P & 2021/4247/P. Our architects are looking into this and we will get back to you shortly.

Many thanks,

Tasha

Tasha Bullen
Senior Planner, Planning

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From: Kate Henry <Kate.Henry@camden.gov.uk>

Sent: 02 November 2021 16:33

To: Tasha Bullen [REDACTED]

Subject: 2021/4246/P & 2021/4247/P (5, 6-7 St Cross Street)

Good afternoon,

Further to our phone conversation earlier I have been looking at the applications in detail and discussing with a Conservation Officer. I make the following comments:

5 St Cross Street

- We have concerns about the extent to which the roof level needs to be built up to create the terrace (approx. 1.3 metres) and we'd like to better understand how it would be built up at the rear (i.e. the south elevation)
- The proposed balustrade is not appropriate to the building – a more bespoke design, taking cues from the elevation below is required

6-7 St Cross Street

- At the pre-app stage I advised that the balustrade be set in from the roof edges to minimise the visual impact which has not been done.
- Does the 5th floor balustrade meet building regs?

I look forward to hearing from you.

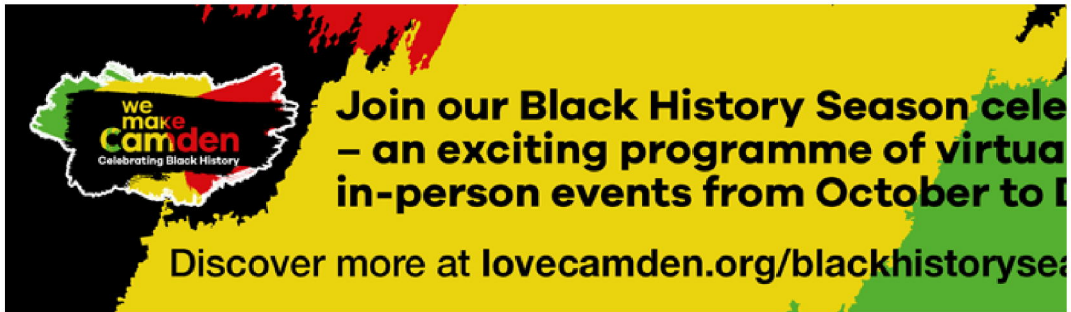
Kind regards

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

Telephone: 020 7974 3794

Web: camden.gov.uk

5PS
London N1C 4AG



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