

STATEMENT OF CASE

1-6 SPEEDY PLACE
 LONDON WC1H 8 BU

Prior Approval reference n.: 2021/4826/p

Full Planning Reference Number: 2022/0265/p

Local Authority: London Borough of Camden

Proposal: change of use of the existing commercial unit (CLASS E) to Four residential units on the ground floor and first floors, and associated internal alterations. New window, new entrance doors, cycle spaces and waste storage.

ASP Architects London Ltd with office at 203-205 The Vale Business Centre, Office n. 30, The Vale Acton-London W3 7QS is acting on behalf of the developer Newmake Properties Ltd as the architectural practice responsible of the project located at 1-6 Speedy Place, London WC1 8BU and his agent for this appeal.

The application of full planning for the above proposal was submitted on 23rd January 2022 through planning portal and confirmed the receipt on 24th January 2022 by the London Borough of Camden through and email sent by the planning department but without validating.

The validating of the application came later on date 15th March 2022 after our claim to the council and protesting for this unjustified delay of validating and assignment of a planner office for our application. However, we received an email from the assigned officer an email to confirm that the application is assigned to him (Ewan Campbell), but without any indication of expire time of the release response to be issued for the application (which is weird and never happened to us). For evidence, please refer to the attached communications pdf files.

Notwithstanding, before this full planning application, we applied for pre-advice and then change it to prior approval, because of the delay and not communication by the planning department, however, we decided to convert the pre-advice to a prior approval application, please refer to the above reference number. Also in this case we have faced a lot of problem of communication and delay to having a response, but, finally we received the refusal response for this prior approval with all reasons of the refusal.

The new full planning application submittal, was made with taking in consideration all recommendations and requirements received by a letter from the planning department. The first communication by email received by the assigned planner officer that he announced his opinion of refusal, even without having seen any document or drawing submitted.

The time passing and we haven't receive any response after 5 months of waiting, then we decided to make another claim to the council asking them to give us an answer or clarification for this delay, therefore, we received a letter of refusal

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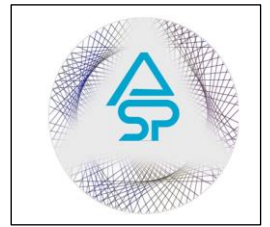
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and the request from the planner officer to confirm an Extension of Time. We replied that we are not confirming any Extension of Time and the response is released as refuse.

Unfortunately, when we read the reasons of refusal, we discovered that are copied and paste from the response of prior-approval response. This is alarming us that the planner officer hadn't seen our documentation and drawings which all the answers are on drawings and submitted documentation.

We are certainly convinced that our application deserves more attention despite the huge delay and the time consuming, for an application with prior approval response. At the end we passed one year of time to discover the same response without analysing the application and causing further delay and lost of investment to our client.

We still wondering for the followings:

- 1- Why the planner officer still insisting to ask a confirmation of Extension of Time despite that he issued the response for refusal?
- 2- How could be possible to communicate a refusal response from the beginning without seeing or analysing the application?
- 3- Why we have to make complains and complains to have a correspondence with the planning department?
- 4- How can be issued a response with reasons of refusal, where is easily to find the answer in the application, design statement and drawings?

We hope and wish that this appeal can give us the answers that we are looking for, thanks in advance for your attention and comprehension

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