



## Comments & Statements

**Appeal Ref:** APP/X5210/W/22/3302786

**Site Address:** 1-6 Speedy Place, LONDON, GREATER LONDON, WC1H 8BU

**Subject:** ASP Architects London Comments and statement on Local Planning Authorities statements for the above site address.

Dear Darren Cryer:

First of all, thanks indeed for the forwarded copy of the statement provided by the Local Planning Authorities of Camden Planning Department, therefore, our comments will refer point by point raised by the Local Planning Authorities.

### 1. Summary

1.1. This 2 story building is currently in office use. The council's policies seek to protect commercial/employment use: unless there are certain extenuating criteria, planning permission would be refused for the loss. In addition, proposed new residential accommodation is required to be of satisfactory standards in terms of size and amenity

- The current building is abandoned and vacant more than 2 years, there is enough evidence provided by us such as the neighboring – pub property that confirms the building is vacant, furthermore, a declaration from the landlord that confirm the same statement. (Please refer to Design Statement Report). In addition, our photographic report, internally and externally confirm the state of the building*

1.2. The building occupies a back land location. It is a flat roofed 2 storey brick building situated to the rear of the buildings fronting Cromer Road (north side) and it has residential buildings on either side on Judd Street (west) and Tonbridge Road (east).

- This is confirmed that the surrounding area are exclusively residential, and it is reasonable the request of change of use. Our proposal to keep the shape, form, and materials on façade, only proposal to improve the current situation of degrade and abandon of the building*

1.3. Speedy Place lies within Sub Area 13 of the Bloomsbury Conservation Area which is predominately residential in character. The adjacent buildings (Tonbridge House on Tonbridge Street and Jessel House on Judd Street) are noted as being positive contributors to the Bloomsbury Conservation Area Statement.

- Our Proposal for the change of use will keep this characteristic because there is no changing proposed on façade, only conservation and improvements of the existing exterior facades.*



## Planning history

1.4. On 7/12/21 permission for "prior approval" (2021/4826/P) was refused for change of use to 7 studio flats and associated façade treatment. The grounds for refusal are summarised as follows: 1. It was not established that the building had been vacant for the required three month continuous period nor that it was in use for a specific purpose required by the GPDO 2. The proposed units were smaller than the minimum 37m2 required by the GPDO and did not comply with space standards 3. No S106 regarding car free development 4. No flood risk assessment 5. No daylight/sunlight assessment 6. Unacceptable external alterations in design and conservation terms 7. No fire safety assessment.

- We tried to ask for Pre-advise application, and we paid for that service, unfortunately, we haven't received any response, only the answer that the department is understaffing and a huge number of applications under validating. Therefore, we decided for Prior-Approval and the financial department of the council reimbursed us the paid money for the pre-advice application. (please refer to attached communication to confirm our application)  
 Prior-Approval process is a fantastic element that indicate what is necessary and what is required, therefore, our approach is proper and correct, and we follow this process with all Councils.

## The prior approval procedure

1.5. Whilst the council's policies seek to protect commercial/employment uses per se, the above application was not refused on grounds of loss of the existing use given development permitted by the current GPDO. A planning application assessment and process is different to that of a prior approval. The former is subject to the compliance of Local Authorities' Development Plan policies and Planning Guidance. With regard to prior approval, the GPDO 2015 allows for the change of use of a building from a commercial use falling within Class E, to a dwelling use falling within Class C3 subject to certain criteria and pre requisites. The developer can apply to the council for determination that prior approval complies with the GPDO. If deemed to comply, the range of issues to be considered in prior approval is limited to the likely impact of the proposed use (eg highways) and mitigation. The process has no provision for the loss of the existing use itself to be a material consideration and subject to application of policies. This is amplified in the delegated report 2021/4826/P

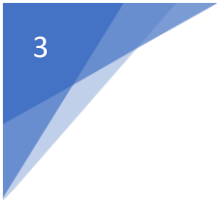
- Our purpose for prior approval application to see the possibility to have more possible flats, and this thought is legitimated. The reasons of refusal response is an indicator and advise to make sure that the application could be approved and granted.  
 Notwithstanding, the council response was clear about the development, after that we have followed exactly their advice and instruction mentioned in prior-approval refusal response letter.  
 Seeking to protect commercial/employment of a vacant building more than 2 years...!!! This is impossible, we gave all evidence for vacancy and abandoned building and commercial research to rent the building for offices. Refer to below attached document.

1.6. It was determined however that the proposal failed to meet the prior approval criteria because of the absence of GPDO pre requisites regarding the existing use and this is set out in reasons for refusal 1 and 2 . In addition, the required

**ASP ARCHITECTS LONDON LTD**

Architect Sami Almaqableh  
 Registered as an architect under the Architect Act 1997  
 Company n. 11868709 & its registered office is in  
 England & Wales





**ASP ARCHITECTS LONDON LTD**  
203-205, The Vale Business Centre, Office 39  
The Vale Acton - London, W3 7QS  
Email: info@asparchitects.co.uk  
Website: www.asparchitects.co.uk  
PH.N.: +44 02030341350 / +44 07391629868



information set out in reasons for refusal 3-7 had not been submitted. Therefore planning permission would be required for the development

- Exactly, this is what we have done, presenting a full planning permission to satisfy the whole requirements cited in prior approval

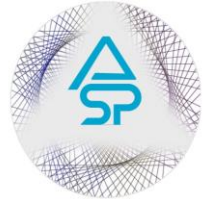
### The refused planning application subject of appeal

1.7. Subsequently the subject planning application for planning permission was submitted. The scheme was revised to provide 4 rather than 7 residential units and the external alterations were revised and reduced. The application was refused on 07/07/22 on grounds of loss of employment floor space, substandard units of accommodation and failing to agree s106 legal agreements in relation to affordable housing, car free housing, construction management plan and sustainability

- Our full planning application contains all what was requested in prior approval, we revised the design and provided 4 flats instead of 7 to satisfy the housing standard and eliminated all external alteration. This is certified on our drawing as proposal layouts. P200, P201, P210, P211 & P220  
They asked us by phone from Mr. Ewan Campbell to provide a study for employment loss, we have provided this report by OUR trust agency "Harrisons" please See below the attached document that we sent to the planning department.  
The PLANNING OBLIGATION was requested only for car free, and this confirmation is cited in our design statement report, therefore, we were only waiting to be contacted to seal the agreement between the legal parties, unfortunately, no one from the planning department or the council contact us for this issue. We tried several times to contact the department, and then we made a claim which is attached in our appeal document. (claim2)

**ASP ARCHITECTS LONDON LTD**

203-205, The Vale Business Centre, Office 39  
 The Vale Acton - London, W3 7QS  
 Email: info@asparchitects.co.uk  
 Website: www.asparchitects.co.uk  
 PH.N.: +44 02030341350 / +44 07391629868



# HARRISONS

[www.harrisonsproperty.co.uk](http://www.harrisonsproperty.co.uk)

24<sup>th</sup> May 2022

To Whom it may concern,

**Re: 1-6 Speedy Place WC1H 8BU**

I can confirm that we have done our very best to try and let your commercial unit over the last 6 months but unfortunately, we have had no success.

The feedback has been due to the rise in working from home such a large office building will no longer been needed.

Thank you for the opportunity to let this property and we wish you the very best.

Kind Regards

Darwin Ramlal

Managing Director

15 park parade Harlesden London NW10 4JH 020 8951 9458

Darwin House 1120 Harrow Road Kensal Green London NW10 5NA 020 3903 7440

Fax 0208 951 9459 Email harrisons5@btconnect.com

accept

**ASP ARCHITECTS LONDON LTD**

Architect Sami Almaqableh  
 Registered as an architect under the Architect Act 1997  
 Company n. 11868709 & its registered office is in  
 England & Wales







### 1.8. The detailed reasons for refusal of this appeal planning application are:

1. The applicant has failed to demonstrate that the site is no longer suitable for business use and so the proposal would result in the loss of a business use contrary to policy E2 (Employment premises and sites) of the Camden Local Plan 2017
  - This is incorrect, they have received a document from Harrison Agency that confirm the unsuccessful to rent the building for the purpose of offices.
2. The proposed development would result in substandard units of accommodation, providing insufficient and unsuitable amenity space and secure cycle parking; undersized units; poor quality of light, outlook, natural ventilation; refuse storage location and significant lack of privacy and defensible space. The proposal would therefore be contrary to D1 (Design) and H6 (Housing Choice and Mix) of the Camden Local Plan 2017.
  - This is incorrect and only a personal thought and opinion, not exactly corresponding to the submitted documentations, therefore we reply as the followings:
    - a. It is evident and clearly shown in drawing P200 (Ground Floor Layout) n.7 of cycle parking and P201
    - b. Each flat has a store and proper spaces and amenities, drawings P200 & P201 (Proposal Ground and First Floor)
    - c. The report of our sub-consultant for daylight/sunlight shows the compliance with BRE standard
    - d. The proposal of openable portion in the windows is evident and clear in elevations proposals to provide sufficient ventilations. Drawing p210
    - e. Separate space called "WASTE STORE", n. 4 bins for 4 flats located on ground floor (external space) Refer to drawing P200
    - f. It is not contrary to D1 & H6 policy, where all standards of housing are respected, no variation of external façade to respect the conservation area, providing reports to confirm compliance with daylight/sunlight, Drainage, fire risk assessment, Flood risk and environmental impact through 3d images of the whole area and how the project will stand into a residential area.
3. The proposed development, in the absence of a legal agreement securing an affordable housing contribution, would fail to maximise the supply of affordable to meet the needs of households unable to access market housing, contrary to policy H4 (Maximising the supply of affordable housing) of the Camden Local Plan 2017.
  - The only Planning Obligation required was Car free, and this condition was accepted and waiting the council to convocate us to seal the deal, which is never happened due to the understaffing and huge n. of planning to view and validate.
4. The proposed development, in the absence of a legal agreement securing car-free housing, would contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017
  - More than acceptance and waiting the council legal department to contact us for the dealing what we can do...!!! Even in all our documents, design statement and planning portal application we declared our availability and willing for acceptance and approved the planning obligations!
5. The proposed development, in the absence of a legal agreement securing a Construction Management Plan (CMP) and associated contributions to support the implementation of the CMP, would be likely to give rise to conflicts with



other road users and be detrimental to the amenities of the area generally, contrary to policies A1 (Managing the impact of development), T4 (Sustainable movement of goods and materials) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017

- We never reject or refused any planning obligation request or agreement, unfortunately, the planning department or other department were so busy and understaffing and never communicate or contact us to ask to seal this planning obligation agreement

6. The proposed development, in the absence of a legal agreement securing the carbon reduction targets of Part L1B of Building Regulations for retained thermal through the application of the energy hierarchy, would fail to ensure proper standards of sustainability in the development, contrary to policy CC1 (Climate change mitigation) of the Camden Local Plan 2017

- We never reject or refused any planning obligation request or agreement, unfortunately, the planning department or other department were so busy and understaffing and never communicate or contact us to ask to seal this planning obligation agreement

## 2. Status of policies and guidance

- Through our application and subsequent requirements, we should confirm that we complied with the whole policies and guidance, especially if we are talking the period for Prior-Approval and full planning takes more than one year.

Listing only number of policies and seeing that our application is refused due to not compliance of those policies is insufficient and not corresponding to the real application and submitted documentations. Therefore, we are sure and certain that our full planning application is respectful and complied with policies, guidelines and guidance's without any exception or negligence.

We recommend a review of our plans and supporting documents, "without prior prejudice" will recognise the validity of this development to be accepted and granted



## OUR HISTORICAL PLANNING PERMISSION APPLICATION

Documents presented here is received by emails.

### **a- Pre-advice application**

Communication by finance department that our pre advice application never went a head, therefore, they convert some cost to prior approval and the difference they are going to reimburse

Please see the email as evidence:

**sami.a@asparchitects.co.uk**

---

**From:** Barry Dawson (development) <Barry.Dawson@camden.gov.uk>  
**Sent:** 10 December 2021 11:39  
**To:** 'sami.a@asparchitects.co.uk'  
**Cc:** Obote Hope  
**Subject:** 1-6 Speedy Place

Dear Sami

It's come to our attention that you paid £1050 relating to the above site for pre application advice that never went ahead and, instead, your request for pre app was converted to a GPDO prior approval application (given our ref 2021/4826/P). £96 of the payment we'd received was used as the fee for this and so you are due a refund of the remaining £954. In order for us to arrange this, please could you provide the following details:

- Bank account number and sort code for the money to be paid in to
- Name and address of recipient

Additionally, we received a second GPDO application (Planning Portal ref PP-10263920) from you, which was withdrawn due to it being a duplicate of application ref 2021/4826/P, for which we received a further payment of £96. As this application was not registered, the fee is to be refunded. As this was submitted via the Planning Portal, their [terms](#) require us to refund them, who will, in turn, return the money via the method paid, so it might take a couple of weeks for you to receive it.

Finally, we retain 2% of the refundable amount as an admin fee, which equates to £19.08 of £954 and £1.92 of £96, so both refunds will be minus those amounts.

Please feel free to contact me should you have any queries regarding this, kind regards

Barry Dawson  
 Finance and Performance Officer  
 Regeneration and Planning  
 Supporting Communities  
 London Borough of Camden

### **b- Prior Approval Application:**

- Application through planning portal, on date **30/09/2021** Ref.: PP-10236920
- Refusal Response received on date **07/12/2021**

### **c- Ful Planning Permission Application**

- Application through planning portal on date **03/01/2022** – Ref.: PP-10515394
- Our complain to the council Ref.: COMLR623

ASP ARCHITECTS LONDON LTD

Architect Sami Almaqableh  
 Registered as an architect under the Architect Act 1997  
 Company n. 11868709 & its registered office is in  
 England & Wales





- Validating of the application only through an email without assigning the case officer, **24<sup>th</sup>/01/2022** – 2022/065/NEW and the assignment of the planning officer as stated on below emails
- Decision on date **07/07/2025**

**sami.a@asparchitects.co.uk**

**From:** Camden Council <no-reply@camden.gov.uk>  
**Sent:** 07 March 2022 11:40  
**To:** Sami Almaqableh  
**Subject:** Your complaint COMLR623

Dear Sami Almaqableh,

COMLR623

Thank you for contacting us about your concerns.

Your complaint is in the Local Resolution stage of our Complaints Procedure which aims to investigate your concerns within 10 working days.

Kind regards,

Complaints Team

- Assignment of case officer: never received a letter of validation where it is normally indicated the date of response (please refer to all communications between the parties to certify the negligence of the department towards our application)

**sami.a@asparchitects.co.uk**

**From:** Planning Planning <Planning@camden.gov.uk>  
**Sent:** 03 March 2022 15:14  
**To:** sami.a@asparchitects.co.uk  
**Subject:** RE: 2022/0265/NEW - Mr. Mohammad Ahmed

Dear Sami

Thank you for your email. I'm afraid the backlog is still ongoing at the moment but we endeavour to assign an Planning Officer as soon as possible.

The officer will be in touch soon after the assignment.

Please accept my apologies for the delay. if you have any other queries or would like to discuss this further please feel free to contact us.

Kind regards,

Mohammed Ahmed  
 Planning Assistant



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:** sami.a@asparchitects.co.uk <sami.a@asparchitects.co.uk>  
**Sent:** 03 March 2022 14:16  
**To:** Planning Planning <Planning@camden.gov.uk>  
**Subject:** 2022/0265/NEW - Mr. Mohammad Ahmed

**ASP ARCHITECTS LONDON LTD**

Architect Sami Almaqableh  
 Registered as an architect under the Architect Act 1997  
 Company n. 11868709 & its registered office is in  
 England & Wales







sami.a@asparchitects.co.uk

**From:** Camden Council <no-reply@camden.gov.uk>  
**Sent:** 08 March 2022 14:00  
**To:** Sami Almaqableh  
**Cc:** ewan.campbell@camden.gov.uk  
**Subject:** Complaint response - COMLR623

**Flag Status:** Flagged

Dear Sami Almaqableh,

COMLR623

I'm writing to inform you that the issues raised in your complaint have now been investigated.

I do apologise for the time it has taken to allocate your planning application to an officer. We are experiencing an extremely busy period after amassing a backlog of applications due to an understaffing situation that arose during the pandemic. We have now re-recruited but it is taking a while to catch up due partly to an increase in demand for our services since the end of last year. We have been working through the applications submitted to us in turn having to control the number of cases per officer to avoid staff become overwhelmed and ensure continuity of service. I am sorry that this has resulted in inevitable delay.

Your application relating to the site at 1 Speedy Place has been given the reference number 2022/0265/P. The case officer dealing with it will be Ewan Campbell who can be contacted on 0207 9745458, or email ewan.campbell@camden.gov.uk. Ewan will be getting in touch with you soon to establish timescales and next steps.

If there is anything further I can assist with for now, please let me know.

Kind regards,

Neil McDonald

Planning Applications Team Manager

1

#### 4. S106 requirements and conditions

On date 20/10/2022 we received a proposal of legal agreement from a solicitor (Janeeta Odedra) that representing the council, we immediately forward the legal agreement to our client legal representative, and provided all information and contact details to communicate, arrange and complete the Legal agreement with the client legal representative not with our practice, because we act on behalf of the client as his AGENT.

#### 5. Conclusions:

5.1.1 Based on the information set out above and having taken account of all the appellant's arguments and additional information submitted, the Council maintains that the proposal is considered to be unacceptable for the reasons given.

5.2 The information submitted by the appellant in support of the appeal does not overcome or address the Council's concerns.

ASP ARCHITECTS LONDON LTD

Architect Sami Almaqableh  
 Registered as an architect under the Architect Act 1997  
 Company n. 11868709 & its registered office is in  
 England & Wales





5.3 For these reasons the Inspector is respectfully requested to dismiss the appeal. However, should the Inspector be minded to approve the appeal, suggested conditions are included in Appendix A and a draft S106 is to follow.

5.4 If any further clarification of the appeal submission is required please do not hesitate to contact Ewan Campbell on the above direct dial number or email address.

- We respect and understand the conclusion by the case officer Mr. Ewan Campbell, but we cannot approve it, and we reject his argumentation of unacceptability, for the simple reason that our application complies and respect the LPA policies and guidelines.

### **Suggested Conditions:**

#### **Conditions:**

**1** The development hereby permitted must be begun not later than the end of three years from the date of this permission. Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

**2** All new external work shall be carried out in materials that resemble, as closely as possible, in color and texture those of the existing building, unless otherwise specified in the approved application. Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

**3** The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, P50, P90, P100, P101, P102, P150, P151, P152, P200, P201, P210, P211, P210, P220, P250, P251, P252, P300 (Design Statement), P350 (3D Environmental Impact), P360 (Sustainable Drainage), P370 (Flood Risk Assessment), P380 (Fire Risk Assessment) and P390 (Daylight/Sunlight Report) Reason: For the avoidance of doubt and in the interest of proper planning.

- We haven't any objection or comment regarding these conditions proposed by the case officer, therefore, we are available & willing to accept all suggested conditions to make our planning permission application granted.

Thanks in advance and kind regards

**Your sincerely;**

Architect Sami Almaqableh  
 ASP Architects London Ltd

London;24/10/2022

**ASP ARCHITECTS LONDON LTD**

Architect Sami Almaqableh  
 Registered as an architect under the Architect Act 1997  
 Company n. 11868709 & its registered office is in  
 England & Wales

