

From:
Sent: 14 January 2023 20:53
To: Planning Planning
Cc: ,

Subject:
2021/5819/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.

Dear Sirs

Please see the email below.

I initially sent it to the email address that is listed for replies on your Weekly List (namely [redacted]). I saw earlier today the bounced back and it appears that this address is permanently unavailable. (I suggest you take it off your Weekly List page).

I posted a copy of the email below (i.e. in an envelope) this afternoon to the Development Control team.

I have now found the email address above (when entering "Planning" from my own Camden account rather than the Weekly List). So possibly the third copy you will have.

I have also copied in the email below to Marc Hutchinson, Chair of The Heath & Hampstead Society and to Michele Martin-Williams, the Vice Chair of the Vale of Health Society.

To further clarify our point below the concept of "existing use" must surely look to the substance and reality of prior use. So in our view it must (at a minimum) in its specification include

1. Type of caravan: removeable – not static
2. Number: a maximum number (at most never been more than [6] for any extended period)
3. Occupation: to residents for permanent occupation [so at least 6 months]
 - a. so for clarity not such as to allow stationing of caravans to be rented out speculatively for short periods (e.g. quasi- Air BnB)
4. Proportionate to primary use: as location / storage of fairground equipment and fair operator occupation
 - a. The historical function of the site has been such storage and has continued throughout the site's subsistence
 - b. Hence any "existing use" description should provide that use of the site for occupation by persons unrelated to the fair should be subsidiary or secondary to usage of the site for the primary function above

For further avoidance of doubt the above comments are not necessarily the entirety of our views (we are consulting with other residents). And we do not necessarily accept the premise under which the application has been made, that there is any current (legally relevant) finding as to existing use.

Submissions made in the course of the prior appeal against non-determination do not (we think) constitute findings nor estop Camden from full re-consideration of the matter.

Regards

Martin Rushton-Turner

Subject: Request for Discussion: Re Planning Application Reference number: 2021/5819/P

From: The Vale of Health Society

In respect of:

Application Date: 6th January 2023
Reference number: 2021/5819/P
Applicant: Knightsbridge Parks LLC
Agent: GMG Planning

Dear Sirs,

We are writing on behalf of the Vale of Health Society (VOHS) about the above application for a Certificate of Lawfulness of Existing Use from Knightsbridge Parks LLC concerning the Vale's fairground site.

We note that the matter has been allocated as Case Officer to "Fast Track SC".

We further note (at least per the cover notes on your Weekly List of New Applications) that where classified as an application for a Certificate of Lawfulness of Existing Use there is no legal requirement to consult on the application and that the Council will not take into account comments "unless the case officer considers that consultation may help reveal local knowledge that will help their decision"

As you will be aware the Vale of Health Society (along with the Heath & Hampstead Society) were very closely and directly involved (alongside Camden) in the successful resisting of the appeal by the site owner against the alleged non-determination of their earlier "new use" application to site 7 static caravans on the site. This included the communication of our local knowledge.

We are sure that the officer assigned to this matter will (and in carrying out their work diligently would expect to) consult directly with us on this new application – as our collective experience of the issues and day-to-day realities of life on the site are considerable and we believe this local knowledge will contribute greatly to any decision you make. The future of the fairground site has been debated for nearly two decades. Local stakeholders have always been part of the discussion.

We have read the application carefully and the loose phrasing that the Applicants clearly hope will be adopted in any certificate – allowing "the stationing of caravans on the site for residents unrelated to fairground activities".

But if it is to be calibrated to a properly expressed "existing use" – two other key matters would be to specify "non-static caravans" and state the maximum number (recognising that have never been more than a small handful)

Please inform us of the name of the case officer on this application, so we know who to talk to directly.

Please contact us initially by email to

1. Zlatina Loudjeva, Chair VOHS – _____
2. Martin Rushton-Turner, Treasure VOHS –

Please also inform us of the period within which this opportunity to communicate our local knowledge may be made prior to any conclusion being reached.

Yours faithfully

Zlatina Loudjeva
Martin Rushton-Turner

For and on behalf of the Vale of Health Society