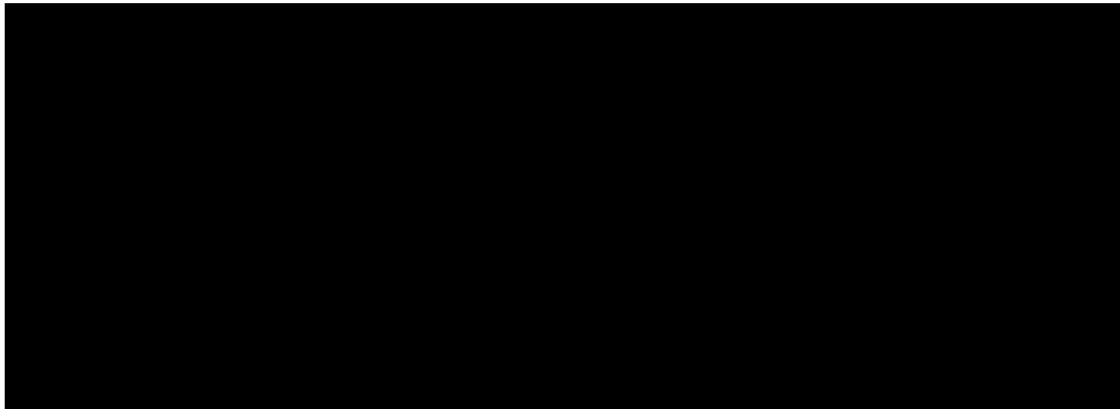


From: David Bennett <[REDACTED]>
Sent: 03 October 2019 09:23
To: Juan Baeza <[REDACTED]>
Cc: Zac Denton <[REDACTED]>; Neil Crowther <[REDACTED]>;
[REDACTED]
Subject: RE: EP/74/19/HH

Hi all.

I have attached Dwg. Nos. 18-111-11 and 12 which detail a scheme without the north dormer.

Please update the application accordingly.

I will await confirmation of this and comment from Neil Crowther as previously requested.

All the best.

David Bennett Bsc Hons MRICS

*djb*ltd



From: David Bennett
Sent: 02 October 2019 08:39
To: Juan Baeza <[REDACTED]>
Cc: Zac Denton <[REDACTED]>; Crowther Neil <[REDACTED]>;
[REDACTED]
Subject: Re: EP/74/19/HH

Hi all.

I would be appreciated if we could have comments from Neil Crowther please.

I will be amending the current application and will send revised drawings through today.

All the best.

David Bennett

On 30 Sep 2019, at 17:01, Juan Baeza <[REDACTED]> wrote:

Dear Mr Bennett,

Upon further consideration I am afraid that all 3 options you put forward will not carry departmental support. The application will be refused and your client may wish to obtain possible approval through the appeal procedure.

Regards

From: David Bennett <[REDACTED]>
Sent: 24 September 2019 14:13
To: Juan Baeza <[REDACTED]>
Cc: Zac Denton <[REDACTED]>; Neil Crowther <[REDACTED]>; Peter Thomas <[REDACTED]>
Subject: RE: EP/74/19/HH

Dear all,

It was established with Juan Baeza (confirmed in his email dated 26-11-2018) that the principal elevation is the west elevation. It follows then that dormers can be built on the north and south slopes under PD rights subject to the standard GDPO conditions. With a dormer cross section of 6.1m² (as per the current proposals), PD would allow 8.1 linear meters of dormer.

However, we wanted to avoid permanently ruining the symmetry of No. 2 Hillview Crescent / 28 Orchard Road and also the appearance of the street scene, so we looked at an alternative resulting in the current proposals for a hip-to-gable of the west slope with a dormer solely on the north slope.

This approach was endorsed by Juan Baeza confirmed as follows in his email dated 06-12-2018:

"I agree that this would seem an acceptable compromise to overcome the objections raised by EP/150/17/HH and EP/44/18/18/HH and harming the street scene to Orchard Road. I would add that your proposed north dormer would need to demonstrate no unacceptable overlooking as would be the requirement if it was to be constructed as PD."

So we proceeded with an application - ref. EP/16/19/HH.

We were surprised when this was refused. We had a meeting with Zac Denton and Juan Baeza on 8th May 2019 at the property. We were advised that it was this size of the dormer which caused the refusal. It was agreed that revised drawings would be prepared and that Zac Denton / Juan Baeza would provide advice.

Revised drawings were sent to Zac Denton and Juan Baeza on 17th June 2019. Zac Denton then sent an email on 18th June 2019 advising

"I have looked over the plans and discussed the proposal with my Team Leader.

It would appear that the plans take into account the comments and issues raised previously. On a without prejudice basis, it is recommended that you submit a planning application for said proposal."

A further planning application was then submitted. I was advised by Zac Denton by emails on 31st July 2019 that:

"A Councillor has asked that this application be brought to Planning Briefing Panel, which will delay the decision until after this date."

and

"I am likely to be recommending approval of the application.

The Planning Briefing Panel is an informal presentation of the proposal to Councillors, and is not a decision making body."

I then had a conversation with Zac Denton on 17th September 2019 and my notes of that conversation read:

"He [Zac Denton] doesn't know why this application has been pulled in. He will still be writing a report recommending approval."

I then had the phone call from Juan followed up by his email on 19th September 2019 in the thread below.

From our point of view there has been a complete reversal of opinion and we would like to understand what has caused this.

Please could this be explained to us.

But we do still need to move forward. Would we be able to achieve planning permission for one of the following:

1. As submitted but conditioned to have obscure glazed windows fixed shut to 1.7 metres in the north dormer, west gable window clear glazed and openable.
2. As 1. above but with a smaller dormer (less wide).
3. Ground floor extension and the hip-to-gable only retaining PD rights to build a dormer on the north slope under PD.

I look forward to hearing from you.

All the best.

David Bennett Bsc Hons MRICS

djb ltd

[REDACTED]

From: Juan Baeza [REDACTED]
Sent: 19 September 2019 14:42
To: David Bennett <[REDACTED]>
Cc: Zac Denton <[REDACTED].uk>; Neil Crowther <[REDACTED]>
Subject: EP/74/19/HH

Dear Mr Bennett,

Further to my earlier conversation with you I am emailing to confirm that this application will not be going to the next Development Control Committee and will instead be refused under delegated powers. The departmental view is that notwithstanding what can be built under Permitted Development provisions the changes proposed by this application are not sufficient to overcome the reason for refusing the previous application reference EP/16/19/HH.

You mentioned that your client may wish to withdraw the application and I will await to hear further from you before we issue a decision.

Regards

[REDACTED]

[REDACTED]