

23.06.2023

Ms Kate Henry
Planning Officer
Camden Planning Department

Ref: 2022/4794/P and 2023/0106/L

Dear Ms Henry

1. Thank you for allowing me to submit my objections to this planning application.
2. This is an objection letter to planning application 2022/4794/P and 2023/0106/L for 28 Charlotte Street London W1T 2NF.
3. Part of the planning application involves an excavation of a basement next to my property at 10 Crabtree Place London W1T 2AT which is part of the development of houses at 7 – 15 Whitfield Street London W1T 2AT.
4. My wall at 10 Crabtree Place is the party wall to the intended excavation of a studio at No 28. The party wall is less than 3 meters to my disabled mother's bedroom.
5. Since my mother had a stroke in 2017, I have been caring for her as her official carer and she has been living in the front room of 10 Crabtree Place London W1T 2AT.
6. The building at 28 Charlotte Street is over 300 years old. It is grade 2 listed. The studio at the rear is also listed.
7. I do not believe the structure of the studio can sustain an excavation underneath without structural problems.
8. I also have concerns that the structure of my own house will be damaged.
9. I also have concerns that the party wall between my house and no 28 will be damaged.
10. No consideration in the planning application has been given to the above.
11. The Studio at 28 was originally a series of old buildings put together by old brick work that is now fragile.

12. The large basement excavation is a major dig beneath the studio, and I have several points in objection of this planning application:

- a. The weakening of the structure caused by past movements and building defects;
- b. The need for transition underpinning to mitigate differential foundation depths.
- c. Two trial pits (TP1 And TP2) were dug to investigate the foundations to the two-party walls adjoining the studio where the excavation is being planned. (TP2) was dug alongside the party wall between No 28 and my wall at the 7 -15 Whitfield Street development. It was dug 2.10m. In TP2 clinker, slate and whole/half bricks were also present, and it was noted to become slightly moist below 1.40m depth. I have concerns that the brick work as stated is too fragile to sustain an excavation.
- d. Please confirm if the proposed basement substantially increases the differential depth of the foundations to the neighbouring properties.
- e. The basement excavation is inadequately supported with no detail of external support of the studio walls during excavation.
- f. There is no information on the planning application to underpin the whole thickness of a party wall to form a basement at no 28.
- g. Vibration born noise through the party wall will have an effect on my mother medical and mental health during construction and her quality of life.
- h. The use of the proposed basement is a video editing studio. This house at No 28 is a residential property and why is it now being used for commercial purposes;
- i. The location of plant and boilers to the new basement means a flute will have to be installed. There is no indication of where that flute will be installed on the drawings;
- j. 3 new windows are show in the drawing Alternations Section CC. The windows are marked on the planning application as '3 new thermally broken metal frame glazed clerestory windows formed into existing masonry wall'. It is unclear exactly where these 3 new windows are. They cannot be on the party wall as the party wall is a fire barrier and the windows are not a fire barrier. Please confirm ?

- k. The 3 proposed windows will also affect the design / look of the artist studio which is listed and obtains an enormous amount of light from his roof skylights. I cannot see the reason for these new windows that will add a detrimental design look and impact the listed studio visually.
- l. The noise of the plant equipment that will be in the new basement as well as the extraction flutes towards my property will affect my disabled mother who is unwell and recovering from a stroke, knee and eye issues.
- m. My mother spends time sleeping in her bedroom until 2pm daily due to her health.
- n. The noise of the editing suite that will be in the new basement is another issue that will affect my mother in her room.
- o. The impact of the new use of this commercial video editing suite will cause issues of privacy.
- p. Scaffolding that will have to be erected to ensure the party wall does not collapse will mean that the walkway between my house and the party wall no 28 will stop my disabled mother accessing our rear garden.
- q. The rear garden access for her is from the front of the house along the side of the party wall at no 28 as its flat pavement access.
- r. The access in my lease at 10 Crabtree Place states that the walkway between by property and the party wall No 28 is a right of way and cannot be blocked. If scaffolding is placed to reinforce the wall during the basement excavation, then the right of way will be blocked.
- s. My mother enjoys the rear garden of my house and goes to the garden to relax. She uses a walker and any scaffolding on the party wall at no 28 will stop her from accessing the rear garden.
- t. The access between my house and the party wall is also a fire exit and a thorough way for building maintenance to the roof of the 7 -15 Whitfield Street development. It is the only access to the roof.
- u. I have concerns regarding the ivy growing on the party wall which is growing into my property as I do not want it damaged.

- v. The owner of this property is a businessperson that has studios for rent for video editing and photography in Kings Cross London. Is he transforming the artist studio into a commercial editing suite. This is a residential property and not commercial.
 - w. I note on the proposed plans that the basement excavation will require the current storage area of the artist studio to be removed as a staircase will be created to access the new basement. That storage area is a design feature of the studio and was created for that purpose. Now that will be removed, and this will affect the design of the listed property.
13. Please confirm you have received this objection letter.

Sincerely

Edward Aydin

10 Crabtree Place London W1T 2AT
(Within the 7 -15 Whitfield Street development)