

07.07.2023

Ms Kate Henry
Planning Officer
Camden Planning Department

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

Dear Ms Henry

1. This is a further letter to raise concerns and object to the excavation of the studio building at the rear of 28 Charlotte Street London.

POTENTIAL IMPACT ON 28 CHARLOTTE STREET AND ADJOINING PROPERTIES

2. Chapter 8 of the report in the planning application titled: 'Structural Methodology Statement' states that provided an experienced contractor is appointed using good practice the expected settlement is zero for the excavation.
3. The 'Structural Methodology Statement' report does not consider how poorly constructed the buildings are at the neighbouring 7 -15 Whitfield Street development. The structural integrity of these adjoining properties has not been referred to in the excavation report.
4. Moreover, the external brickwork of the studio at 28 Charlotte Street has a potential to move and crack and thus potentially fall towards 10 Crabtree Place and the 7 -15 Whitfield Street development.
5. There are several large cracks in the external brickwork and external walls of the studio at 28 Charlotte Street and other areas that makes the building unstable. These cracks are presently hidden behind the ivy growing on the wall of the studio facing the 7 -15 Whitfield Street development.
6. These cracks on the wall of the studio at 28 Charlotte Street have not been caused by the ivy as the ivy does not have the root structure to crack the brick work.

7. The photo below in 2017 of the studio at 28 Charlotte Street shows the cracks.



8. The ivy is Boston Ivy and English Ivy which overhangs into the 7 -15 Whitfield Street development , 10 Crabtree Place and Crabtree Fields. I have previous expressed my concerns on this ivy being damaged because of this excavation.
9. No mention is made of any scaffolding on the side of 10 Crabtree Place or into the 7 -15 Whitfield Street development to ensure bricks and the walls do not fall.

POTENTIAL IMPACT ON EXISTING AND SURROUNDING UTILITIES, INFRASTRUCTURE AND MAN – MADE CAVITIES

10. Chapter 10 of the report in the planning application titled: 'Structural Methodology Statement' states: '*There are no known man – made cavities (e.g., tunnels) in the vicinity of the proposed basement.*' **This is not correct.**
11. I am concerned about the lack of reference to the large basement at the 7 -15 Whitfield Street development as well as the plant room which is on the party wall to the excavation of the studio at 28 Charlotte Street.
12. Moreover, the plant room services that service the business located in the basement of 7 - 15 Whitfield Street development may need to be relocated or diverted. The contractor and

design team are under a statutory obligation to notify the utility owner prior to any works. This is in order that the utility owners can assess the impact of the basement excavation works and grant or refuse their approval.

13. Designer and contractor need to take account of weakening of the structure caused by past movements and building defects of the studio.
14. I have been informed by the owner of the basement at 7 – 15 Whitfield Street development that in the basement area there is currently structural damage which needs to be considered prior to any excavation.
15. The contractor needs to undertake a services search to ensure the excavation will not affect the current basement damaged areas as well as the plant room which is a party wall the studio at 28 Charlotte Street.
16. In the photo below the **red cross** above the bike area is 28 Charlotte Street Studio wall. The **purple cross** is the roof of the plant room. The **green cross** is the plant room that is in the basement of the 7 – 15 Whitfield Street development and its wall is the party wall to the studio at 28 Charlotte Street.



17. A damage category assessment is required of the neighbouring properties.
18. Condition surveys should be undertaken of the neighbouring properties before the works commence, to provide a factual record of any pre-existing damage. Such surveys are usually conducted while negotiating the Party Wall Award and are beneficial to all parties concerned.
19. Condition surveys of the neighbouring properties should be commissioned and a programme of monitoring the adjoining structures should be established before the works start.
20. Consideration should be given, under Party Wall Act protocols, to installation of transition underpins beneath all adjoining load-bearing walls.
21. The site within the studio at 28 Charlotte Street has been previously worked and a deep two floor basement exists. The planning application makes no mention of this. There is a potential impact. Backfilled workings present unfavourable founding conditions and less stable ground for excavations. No mention is made of this in the planning application.
22. The proposed basement will substantially increase the differential depth of foundations to neighbouring properties. The potential impact of this is differential movement, including loss of support to the ground beneath the foundations to neighbouring properties.
23. The excavation site is 5m of a pedestrian right of way which has been stated in the 23.06.2023 letter of objections.
24. Policy DP27 notes that the Council will only permit basements and other underground development where the applicant can demonstrate it will not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability.
25. The impact on the visual and residential amenities of the occupiers of nearby and neighbouring residential properties is a matter of concern. Policy CS5 seeks to make sure that the impact of developments on their occupiers and neighbours is fully considered.
26. Policy DP26 notes that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors to consider include noise and vibration levels; odour, fumes and dust; microclimate; and the inclusion of appropriate attenuation measures. None of this has been mentioned in the planning application.

27. I have attached a separate document of photographs which accompany this letter which shows 10 Crabtree Place London (within the 7 to 15 Whitfield Street Development) with respect to the studio at 28 Charlotte Street London.

28. Thank you for your considerations in advance and I look forward to these points above being considered in my objections.

Sincerely

Edward Aydin

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

**Photos of 10 Crabtree Place London (within the 7 to 15 Whitfield Street Development)
with respect to the studio at 28 Charlotte Street London.**



10 Crabtree Place on the left marked with RED X.
Studio / 28 Charlotte Street on the right marked with GREEN X.

There is 3 metres between the wall of No 10 Crabtree Place (Within the 7 -15 Whitfield Street development) and the proposed excavation on the right of photo of the studio at 28 Charlotte Street.

I have concern of the excessive basement excavation due to the proximity between the two buildings and what it will do to the structure of 10 Crabtree Place.

The excavation site is 5m of a pedestrian right of way. The above area in the photograph is a right of way for the 7 – 15 Whitfield Street development to access the roofs, windows for cleaning of the rear of the 7 – 15 Whitfield Street development and undertake general maintenance. It is also used by my disabled mother and myself to access the back garden of the property.

My disabled mother cannot access the backyard in any other way as the back door has steps and this right of way in the photo above is flat.



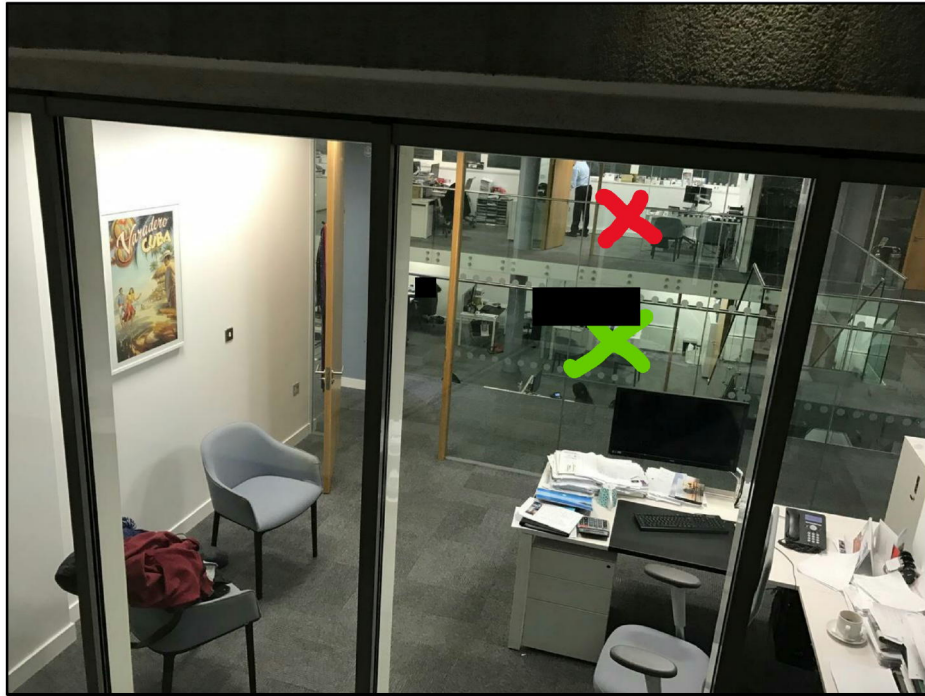
There is a 3-metre distance between no 10 Crabtree Place (building on left) and the proposed excavation to the studio of 28 Charlotte St (building on right)



Proposed excavation of Artist Studio at Rear of 28 Charlotte Street seen from 7 – 15 Whitfield Street development.

The buttress on the corner marked with a **GREEN X** of the studio building at 28 Charlotte St shown in brown brick supports the entire studio building. No mention in planning application on how that will be supported or dealt with in the excavation.

The **red circle** shows some of the cracks on the studio wall.

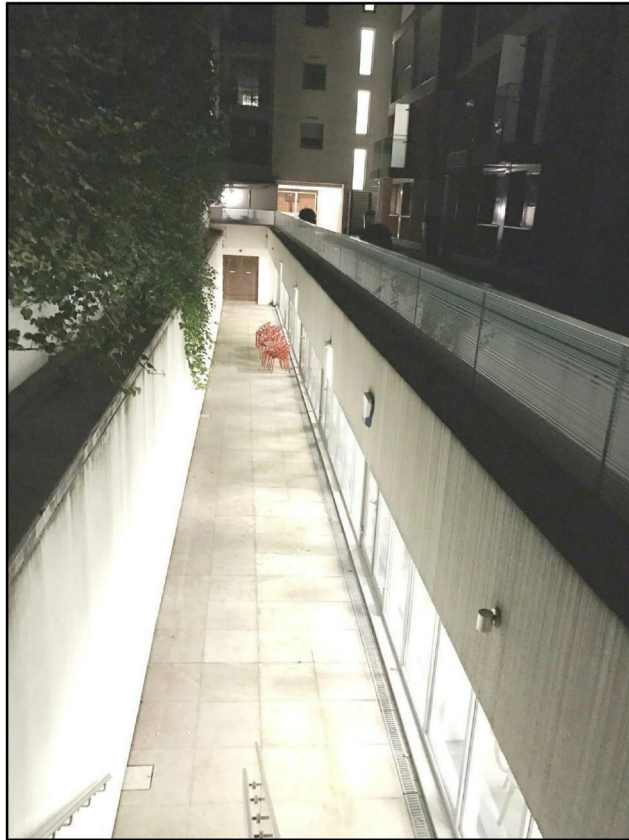


Two levels of offices located in the basement underneath 7 – 15 Whitfield Street development.

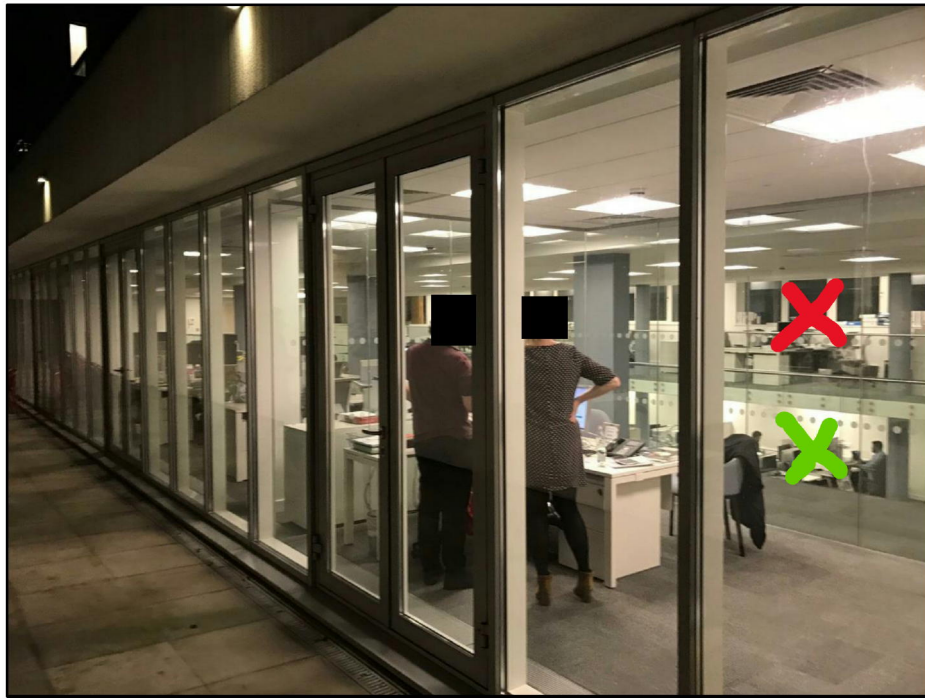
Level 1 marked with **RED X**.

Level 2 marked with **GREEN X**.

The office basement is 7 metres from the proposed excavation of the studio at 28 Charlotte Street.



7 – 15 Whitfield Street Development has two levels in its basement of offices.



7 – 15 Whitfield Street development has an extensive office two level basement below its flats and houses. This basement and its plant room butt onto the proposed development wall and proposed basement excavation.

Level 1 marked with RED X.

Level 2 marked with GREEN X.



Photo of rear of 28 Charlotte Street 'Artist Studio' marked RED X

Note: Staircase on right marked with a **GREEN X** is the fire exit of the Offices below.

At the bottom of the staircase is the plant room marked **BLUE X** which goes back towards the

The studio wall of 28 Charlotte Street marked with a **RED X**.

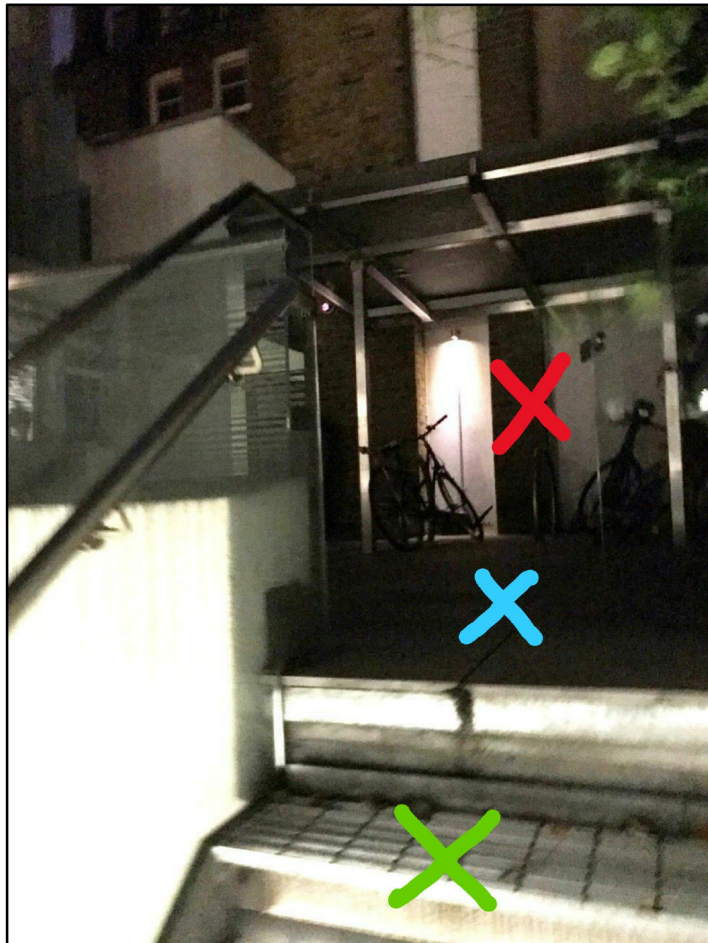
These plant room services have not been considered in the basement excavation as they are abutting the party wall.



Photo plant room of the basement offices of 7 -15 Whitfield Street Development marked **GREEN X.**

Above the plant room is the studio 28 Charlotte Street marked in **RED X.**

The plant room which runs to the end of the party wall to the proposed excavation of the studio at 28 Charlotte Street. No indication has been provided regarding the extent of the basement excavation and its relationship with respect to the services in the plant room which runs to the party wall.



Plant room under stairs of basement at 7 -15 Whitfield Street Development marked **GREEN X**.

Above the plant room is the roof of the plant room marked with **BLUE X** which extends to the studio at 28 Charlotte Street marked in **RED X**.