

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/2988/P	Yiannis	22/08/2023 09:36:18	INT	<p>Further to the drawings and materials submitted, this seems to a better proposal than what the previous freeholders applied for from time to time, including the most recent application in 2019 which involved retention of the 3 studio/bedsit units, put in place without a building application/approval, and conversion to HMO.</p> <p>Considering the history of the planning applications, the following should be clarified:</p> <ol style="list-style-type: none"> 1. Camden's decision to the above 2019 application was the following "Full Planning Permission Refused and Warning of Enforcement Action to be Taken", the latter "due to alleging breach of building control". What were the breaches and what was the outcome of this Enforcement Action? Are the alleged building control breaches relevant and should be resolved as part of this Application? 2. The drawings include "lower and upper ground floors" i.e. it appears that the ground floor of the original Victorian house was at some point excavated to form these lower/upper ground floors. It is unclear when the current basement and extension at the back were done, and if the old freeholder applied for building permission/control. These floors and any excavation should be subjected to acceptable building control standards. <p>Notwithstanding the above historic issues, we would also appreciate it if the following aspects are considered, clarified and addressed properly in the Application, and measures taken where needed:</p> <ol style="list-style-type: none"> 1. Although the application is for two, one-bedroom dwellings, it should be clarified if one of the flats is intended to be a 2 bed (the drawings show a room as a "study" and then the bedroom of that flat as "bedroom 2"). From the drawings, it would appear that this flat may even eventually have a separate bedsit/studio flat within, where the room shown as "study" is, as it also has a 2nd bathroom next to it. It is not customary for this type of one bed flats to have two bathrooms. <p>If this is so and if it is intended that there are 3 dwellings, consideration as to the concerns previously made re the HMO application should be made, as there will be an increased number of dwellings in the building.</p> <ol style="list-style-type: none"> 2. The drawings do not include the current and proposed ceiling heights of the "lower/upper ground floors". Having visited these floors in the past, we are under the impression that some of the current ceiling heights may be too low for habitable residential rooms. This should therefore be clarified in the Application as if the works will involve digging, underpinning etc of the building, this should be clearly presented and be subject to building control etc. <p>Consideration and assessment should also be made as to how such works would impact the first and second floor flats of the building, and the rights of their leaseholder owners.</p> <p>-Will the Camden Building Controls department monitor such works and ensure that they are done appropriately?</p> <p>-Will the freeholder cover the cost of a surveyor appointed by the leaseholders to monitor these works and, if there is any damage to the building's or first/second floor flats' walls or floor/ceilings as a result of the movements below from possible excavation, does the freeholder agree they will be held liable to fix them at</p>

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				their own cost. How will this be ensured?
				<p>3. The noise impact assessment does not consider and has not measured the potential increase of noise to the first / second floor flats above, both in general but also specifically from the underground/railway tunnels (i.e. if further excavation is needed). This should be assessed and it should also be confirmed whether any sound proofing (or other mitigating work) should be done, as part of the proposed Application, to the lower/upper ground levels' floors, walls and ceilings. After all, such ceilings at ground floor form the floors of the first floor flat, which should not be impacted by increased noise or vibration.</p> <p>4. Further to the above comments, if excavation and underpinning is needed deeper into the ground below the building, then it should be confirmed whether this is indeed permitted against the Freehold and Leasehold titles, as well as in view of any water, gas, and/or other utilities passing under the building, and proximity of the underground/railway tunnels.</p> <p>We note that the TfL/railways have been consulted and have not objected so far. However, as noted above, the Application in its current form does not specify if excavation will be needed to achieve habitable room ceiling heights, which seems to be the case here. If this is the case then relevant stakeholders may need to be informed and re-consulted.</p>
