

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3483/P	Ben Rosier	07/10/2023 23:52:27	COMMNT	<p>Whilst I generally support the application, I do have concerns about the roof works and the execution and monitoring of works, given previous issues around previous building projects at 8/9 Murray Street over the past 15 years. In particular, there have been issues resulting from the works carried out by Eric Wragge and, more recently, Sam Rogerson - both of which required remedial action and in the latter case this caused extensive issues with ingress of water at other properties at 8/9 Murray Street, resulting from issues with the roof / guttering, following previous approval of a "Juliet Balcony" and related activity.</p> <p>The devil will be in the detail here - and from the drawings / outline so far provided it is difficult to see exactly what is proposed for the tops of the walls which border 7 Murray Street and I would request further detail and assurances around this. I am particularly concerned about drainage from the tops of the walls, coping stones and the proposed new flat roof given the earlier problems at 8/9 Murray Street - and I would like to see more detail on the plans and proper monitoring should the project be approved. Naturally, I am keen that the new roof and associated works does not impinge on the existing structure of 7 Murray Street or divert water unduly to our side / the roof and gutters of 7 Murray Street in a way which is detrimental or potentially harmful to our property.</p> <p>I cannot see from the drawings provided the extent to which the new structure will be aligned to 7 Murray Street - and I would like to better understand the proposals for this and the potential impact / effect on the third floor of 7 Murray Street which contains my bathroom and two bedrooms. The party wall is a particular concern - I assume that there will be full monitoring and liability arrangements and I assume that a Party Wall Agreement will be required and paid for at the developers' expense. I would request further details here as well as ongoing monitoring.</p> <p>I would like to understand whether there will be any digging around the foundations or re-enforcement / underpinning proposed / required as part of these plans.</p> <p>Additionally, it should be noted that my son's bedroom directly borders on the site of the proposed roof extension (third floor) which will make it extremely challenging for him to do any homework directly after school whilst staying at Murray Street in what is his first GCSE year. Given the scope of the project, it will also make it impossible for me to work from home during this period, which I understand is expected to last well into 2024, causing not inconsiderable disruption to our lives.</p> <p>I would request the details of all planning persons at Camden council and details of all contractors, should the proposals be approved.</p>