

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4991/P	Philip Herrey	10/02/2024 09:01:01	OBJ	<p>We ask for the following concerns to be addressed:</p> <ol style="list-style-type: none">1) There should be an explicit condition that the works should not involve any changes to load bearing walls. A surveyor will need to be appointed to inspect 45 Fortess Road before and after the works. Reason: cracks are already apparent in the adjacent building (45 Fortess Road) as a result of previous works.2) There should be an explicit condition that the works and resulting usage does not result in any changes or impairments to the Fortess Yard (car park) area. Reason: All the tenants of 45 Fortess Road have access and parking rights in the yard as per their leaseholds.3) In relation to the previous concern, it should be an explicit condition that the newly created properties do not have parking rights. Reasons: The available car parking spaces in Fortess Yard correspond to the parking rights assigned to the leasehold contracts at 45 Fortess Road. No additional spaces are available. Reduction of road traffic in Camden.4) The police concerns that were raised in the previous planning application will need to be addressed. Email from Aran.L.Johnston@met.police.uk, dated 19 November 2021 18:27 in response to planning references 2020/4362 and 43635) Given the design and location we expect the properties to be rented out for short term "AirBnb" periods which may result in additional noise and traffic to the rear of the building. This should be adequately addressed in the planning application and response.

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2023/4991/P	Julie Allen	10/02/2024 10:07:13	OBJ	<ol style="list-style-type: none">1. There is serious concern about any structural changes that might impact the rest of the building - especially given the impact of previous building works in the building alongside Kentish Terrace - ie numerous cracks in walls and shifts in flooring have happened since the work took place. There should be an explicit condition that there are absolutely no changes to load-bearing walls. To protect 45 Fortess Road, a surveyor should be appointed to inspect the flats in 45 Fortess Road before and after the works.2. This is a densely populated area with numerous flats in multiple occupation in Kentish Terrace and the surrounding area (Burghley Road buildings join Fortess Yard to the rear). The application states that they expect the new units to increase the footfall in the area. The rented flats to the rear of 45 Fortess Road (owned by the landlord) have high turnover of rentals who do not become part of the community of 45 Fortess Road and already generate noise that is frequently disturbing. There is a serious risk of additional noise disturbance with the addition of four more units. The landlord should address how this concern will be mitigated in the application.3. Leaseholders of 45 Fortess Road have access and parking rights to the rear of the building where the works are proposed - there should be an explicit condition that any development does not reduce or restrict this access in any way.4. The application claims that as public transport in the area is very good, new tenants are unlikely to own cars. This is an assumption. No additional spaces in the car park area are available and any newly created flats should not have parking rights. This should be an explicit condition - including for any visitors to the flats who should require a permit to park in the area.5. Given the excellent transport links and the location of the building there is a concern that the new flats are attractive as short term lets using Airbnb. This could potentially cause even greater noise disturbance than the flats already rented to the rear of 45 Fortess Road. If the application is approved, it should be explicit that the units must not be used for Airbnb at any time - by the landlord or by renters who want to sub-let.6. The police concerns that were raised in the previous planning application will need to be addressed. Email from Aran.L.Johnston@met.police.uk, dated 19 November 2021 18:27 in response to planning references 2020/4362 and 43637. As entry to the new residential dwellings will be via the rear of the building, the only access is via Fortess Mews. This is a private road and explicit consent from the owners of the flats should be a pre-requisite to approval of this application.

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2023/4991/P	Lee Kynaston	10/02/2024 16:50:26	OBJ	<p>As a resident of the building where the proposed 'one bedroom flats' are to be situated I would like to raise several concerns regarding the application:</p> <ol style="list-style-type: none">1. The building work that has already taken place may have already affected the structural integrity of the building as, after alterations commenced - several cracks appeared in my flat and on my terrace. These cracks only appeared after the commencement of work and had not existed in all the years I have owned my property (since the mid 90s). Any further works must not affect load bearing walls and inspectors should clarify whether any such walls have already been altered and ensure that any changes are compliant with building safety.2. Provision for car parking for the residents of the building was provided at the time of the its original conversion. Providing parking for additional residential properties that have emerged as a result of change of use does not seem appropriate to me, given the additional impact it will have on the car park and so I object to any changes that grant the new flats parking. As it is, the car park itself is in a woeful condition due to neglect and a lack of proper maintenance and I have little faith in it being maintained in the future. Additional car parking is also likely to have a negative impact on the private road that leads to the car park and which provides the only access to the space.3. The police, quite rightly, have concerns regarding the conversions in relation to security etc (see their assessment already on file) and these concerns must be addressed as the car park is dark, tucked away and I have witnessed several incidents of anti-social behaviour there over the years. Defecation by the back door is common for example.4. Free and unhindered access to the rear entrance of the building must be maintained during and after any works. In the past this has not been the case and does, I believe, impact on health and safety as residents must be able to easily exit the building (and emergency must be able to access the rear of the building) in the case of fire etc.5. Given the design and location of the proposed residential flats I am concerned that they may be used for the purposes of Airbnb which would potentially have a detrimental impact on the residents of all the flats at the back of the building (where mine is situated) as a constant rotation of occupants with no emotional investment in the building as 'home' will create noise, mess and additional traffic etc. I would like the usage of the residential flats to be clarified in the application if this is at all possible.
