
From: Carolina [REDACTED]
Sent: 11 February 2024 16:29
To: Planning
Subject: Planning Application number 2024/009/L

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Application for Planning Permission;

Listed Building Consent for alterations, extension or demolition of a listed building Site Location: Alexandra Road Estate Planning Application number 2024/009/L Replacement of the existing estate-wide heating distribution infrastructure including removal redundant pipework; installation of two new sub-plant rooms: installation if cold water storage tank rooms; replacement of existing site hoarding and installation of new replacement infrastructure pipework.

OBJECTIONS:

The proposed works would severely disfigure the exterior of the buildings and irreversibly damage the interior of 520 flats. Therefore this application for Listed Building Consent should be unconditionally refused.

Heritage

The heated walls, which are to be decommissioned, were expertly designed to provide uniform warmth during the winter, that was affordable and hidden. The orientation of the flats meant the summer sun kept the flats dry for the rest of the year. Social housing consideration was a fundamental part of the brief. Architect Neave Brown's design demonstrates enormous architectural vision, expertise and innovation. On completion he delivered a world famous landmark for Camden. The iconic concrete construction combined with Max Fordham's engineering skill overcame the fact that concrete is notoriously prone to condensation, damp and mould. Our estate has remained free of this during its lifetime; unlike most Camden estates, The minute this "Upgrade" goes ahead and the distribution pipework is attached to the boilers we will be at risk. Camden intends to use the boilers until they fail yet describe the current system as "not fit for purpose" quoting repair costs of £200,000 p.a. No resident believes the boilers will last the predicted 15-20 years given Camden's repair record. Camden also has no control over gas prices. In 2023 and 2024 our heating costs rose by 318% (Camden's estimate) and show no sign of falling. Gas prices are notoriously susceptible to the slightest political upheaval. Camden is also currently under investigation by The Housing Ombudsman, (12/12/23) for its numerous handling issues with damp, mould, repairs and complaint handling. Camden tell us we will have control and be able to turn our heating down or off. Many flats (at ground level or next to external walls and lift shafts) will be colder. The residents in these flats will pay more to heat their homes because there's no insulation planned. Turning off heating will create conditions for damp and mould. We also won't be able to turn the boilers off or on if we hit a warm spot in winter, or a cold snap in the summer. This cannot be described as control On top of the visual and environmental damage residents' quality of life will be greatly impaired through inflated gas prices whilst the "Upgrade" is connected to the gas boilers (2044).

The boilers are not guaranteed and no contingency plan if, the boilers fail earlier than Camden's prediction. If they fail during the major works we could find ourselves with No boilers, No heated walls, no HIUs but an enormous pile of distribution pipework. Camden's proposal is not only blisteringly un-green; it is also.... A very questionable "upgrade".

Camden's Responses with regard to:

Listed Building Alterations

None of the following has been discussed with residents Camden says the works will affect both the interior, and exterior structure and adds that some internal walls, floorings, and ceilings will be stripped out, but give no details.

In addition contractors Sent from my iPhone