

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2023/5338/P	Sarah Lough	10/02/2024 22:49:38	OBJ	<p>The current power outage on the estate caused by GEM, leads to questions about the choice of contractor for such a massive project.</p> <p>I believe these plans will have a detrimental affect on the look of the estate and potentially violated the current listing status of the buildings</p> <p>Maintenance of the current system and housing needs to be a priority, rather than potentially adding more problems for the future</p>

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2023/5338/P	Paula Gallardo	11/02/2024 16:08:41	OBJ	<p>Objection</p> <p>The proposed new distribution pipework would severely and irreversibly harm the external appearance of Block A and Block B</p> <p>This application should be therefore be unconditionally refused</p> <p>I to have lived on the estate for over 30 years with my mother living here for 40 years</p> <p>The heating in my flat has for the most part worked well in that time, I am aware of many residents with issues due to the lack of understanding of the system and with complete lack of maintenance the system has deteriorated through this neglect.</p> <p>In my experience the contractors used (aka GEM) to fix the problems are not experienced with the system and is not encouraged by the council to properly maintain or invest in looking after the system - in their frustration their feedback to residents and the council is that the whole estate should be pulled down- this attitude is very distressing for all residents.</p> <p>From the experience of living here and understanding the needs of this fully cast concrete building with 0 insulation we believe that Camden Council does not understand or is ignoring the impact that having a radiator/s will have - particularly increasing damp in each flat as well as the potential of concrete rot - which is not currently a problem in this building</p> <p>Currently the heating coils in the wall heat the whole side of the flat that keeps the concrete wall from being cold and damp which will with never be as efficiently warmed by the proposed single radiator</p> <p>The flats were built with 0 insulation with the intention that the sophisticated heating system if properly maintained and used as planned would be affordable and efficient for the health of the building and the residents</p> <p>The increase of heating costs will make other residents incorrectly not use the radiators as often as they should, which in turn will create condensation and mold. This is exactly what has been the benefit of this flat over other buildings</p> <p>The addition of new radiators will decrease the living space within the flats.</p> <p>The pilot flats have not shown us an example of all the flats so we do not know where they are proposing to put radiators in our flat - so we object to this planning application of the grounds that we have not been efficiently informed of the impact to our flat and living space</p> <p>The pilot flats were also shown in the summer when the boilers and radiators were not turned on!!</p> <p>The Estate heating committee has worked tirelessly and has proposed better green systems to Camden Council that would be more affordable and fit into what will be soon mandated that all countries and councils implement to stop using gas and fossil fuels. Camden Council have chosen to ignore those suggestions at the cost of the residents and the planet</p> <p>The heating committee has also shown evicence to the council that the same system has not worked at the Whittington Estate and that the TRA and leaseholders where also ignored there - the system has not worked and the estate is full of issues- the leaseholders have been given financial support with the costs but everyone</p>

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is still having to live with a system that does not work!

As a leaseholder we cannot afford the commercial gas prices that are being imposed on us and strongly object to my service charges being used to be part of the problem that is causing climate change  
We are EXTREMELY concerned about the lack of fire suppression precautions being proposed with the proposed system - currently our flat are safe from fire traveling from one flat to another - this safety system will be compromised with potential catastrophic result

We are not clear on what redundant pipe work is being proposed especially as most of the pipe work is working perfectly well - we need more information and clarification on this

We object to this planning permission because the application is not clear and more points have been added that are not coherent

We have noticed that there is a suggestion to Change water tanks - the current water tanks are working well - we have not been informed of the details of the proposed changes to water tanks that we don't need as there are no issues with our running water - we suspect that these new tanks and their proposed locations will be noisy and unnecessary

With new water tanks there will be necessary maintenance that we have seen no proposed contract or maintenance schedule

I reserve the right to comment further at a later date

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2023/5338/P	Michael Hall	11/02/2024 11:51:43	OBJ	<p>I've been living in Rowley Way for about 8 years, and I adore the neighbourhood and the amazing grade-II* listed architecture. I am writing in opposition to Camden's proposed heating works because I believe they will have a negative impact on the internationally significant listed building and its interior, they are not in line with the stated goals of Camden or the environmental goals of the residents, and Camden has flatly ignored the wishes of the residents, who are almost unanimous in their belief that this is the wrong course of action. ?? Moreover:?</p> <ul style="list-style-type: none"> <li>•The Whittington (Highgate New Town) built the same system seven years ago, and they have been having the same issues as us—hot water flowing from cold water taps, days and weeks without heating or hot water—ever since.?</li> <li>•The installation of new outside plumbing throughout the complex and in our apartments will take around two years.?• From October through May, the heating will run. Aside from this, if a cold snap hits, we won't be able to switch on the heating.</li> <li>•When the boilers malfunction, our hot water and heating will also be affected.?</li> <li>• The bedroom closet under the single bed will house the HIU. As it will be noisy and disrupt sleep, the manufacturer does not advocate this.?</li> <li>• Everywhere we look, there will be pipes and radiators, which limits the space we can use for furnishings.?</li> <li>• We will be required to pay for the heating we consume as Camden installs metres. Our flat will lose a significant amount of heat if they don't take action about insulation, which would cost us extra money.</li> <li>?• We will need to install a new system and go through much more turmoil when the boilers become obsolete in ten to fifteen years.?</li> </ul> <p>I hope you will see the collective response from all kinds of estate residents as proof of the incredibly faulty and short-sighted strategy Camden has attempted to push through without the backing of the people it will adversely affect.</p>
2023/5338/P	Eliza BonhamCarter	11/02/2024 11:16:56	OBJ	<p>I strongly object to this application.</p> <p>The plans introduce new pipework to the exterior and interiors of Grade 2* listed buildings, fundamentally impacting on the appearance of this important building; this should not be allowed.</p> <p>The plans do not respond to the climate emergency, instead they lock the estate into an out of date system that pumps hot water long distances.</p> <p>Other than the introduction of double glazing, there is no ambition to look at insulating the fabric of the building - this should be the first step.</p> <p>There is concern that the loss of the heated walls will result in condensation and mould. This is not currently a problem on the estate.</p> <p>The proposals if effected, would require regular maintenance. Camden has proved incapable of maintaining the current system.</p> <p>There has been no meaningful consultation with residents.</p>

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2023/5338/P	Ann Field	11/02/2024 22:00:33	OBJ	<p>I object to this planning application as the installation of new distribution pipework along the whole of Block A and down to each flat will seriously damage the Grade 2* listed status plus the interior works with new pipework every, drilling in some flats from the ceiling to the floor, radiators which will limit where I can place furniture will all damage the integrity of the interiors.</p> <p>I notice Camden state this is minor alterations where it must be described as major,</p> <p>I have lived here for 46 years. I have seen the work that Camden did with the Better Homes and I am glad I refused. I saw the destruction in neighbouring flats.</p> <p>Its clear that before any new heating system is planned that consideration must be given to full insulation of the properties must be undertaken to prevent fuel poverty, damp and mould.</p>
2023/5338/P	James Stevens	11/02/2024 21:53:59	OBJ	<p>I strongly object to the specifics of the planned work detailed in this application, and to the wider approach being taken to addressing the inadequacies of the existing system.</p> <p>They do not account for the essential needs of residents, holistically address the problems of the existing system, respect the buildings listed status, or frankly, our collective responsibility in today let alone tomorrow's climate emergency. In both their specifics and generalities, they appear to be a costly, inconvenient, and ineffective short-term focused attempt at addressing just the symptomatic issues plaguing the existing system, rather than a systemic replacement that would solve the core problems, and set us up for a financially and environmentally responsible future.</p> <p>The works would severely and irrevocably harm the buildings external appearance and character, and more importantly, the appearance and function of the interiors of the hundreds of homes on Alexandra &amp; Ainsworth Estate. The work proposed will create a series of temporarily, and inevitably longer than planned inconveniences as it's done, permanently alter the lived experience within people's flats, perpetuate the use of environmentally unfriendly solutions and, based on the performance of similar works undertaken in similar buildings (e.g. Whittington Estate) not guarantee any kind of future reliability of service or expense.</p> <p>A bolder vision befitting a boldly envisioned building, and a community invested in it and the planet's future is needed, thus I object to the current approach proposed.</p>

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2023/5338/P	Sam Jones	11/02/2024 16:57:37	OBJ	<p>Objection</p> <p>The proposed new distribution pipework would severely and irreversibly harm the external appearance of Block A and Block B</p> <p>This application should be therefore be unconditionally refused</p> <p>I to have lived on the estate for over 30 years with my mother living here for 40 years</p> <p>The heating in my flat has for the most part worked well in that time, I am aware of many residents with issues due to the lack of understanding of the system and with complete lack of maintenance the system has deteriorated through this neglect.</p> <p>In my experience the contractors used (aka GEM) to fix the problems are not experienced with the system and is not encouraged by the council to properly maintain or invest in looking after the system - in their frustration their feedback to residents and the council is that the whole estate should be pulled down- this attitude is very distressing for all residents.</p> <p>From the experience of living here and understanding the needs of this fully cast concrete building with 0 insulation we believe that Camden Council does not understand or is ignoring the impact that having a radiator/s will have - particularly increasing damp in each flat as well as the potential of concrete rot - which is not currently a problem in this building</p> <p>Currently the heating coils in the wall heat the whole side of the flat that keeps the concrete wall from being cold and damp which will with never be as efficiently warmed by the proposed single radiator</p> <p>The flats were built with 0 insulation with the intention that the sophisticated heating system if properly maintained and used as planned would be affordable and efficient for the health of the building and the residents</p> <p>The increase of heating costs will make other residents incorrectly not use the radiators as often as they should, which in turn will create condensation and mold. This is exactly what has been the benefit of this flat over other buildings</p> <p>The addition of new radiators will decrease the living space within the flats.</p> <p>The pilot flats have not shown us an example of all the flats so we do not know where they are proposing to put radiators in our flat - so we object to this planning application of the grounds that we have not been efficiently informed of the impact to our flat and living space</p> <p>The pilot flats were also shown in the summer when the boilers and radiators were not turned on!!</p> <p>The Estate heating committee has worked tirelessly and has proposed better green systems to Camden Council that would be more affordable and fit into what will be soon mandated that all countries and councils implement to stop using gas and fossil fuels. Camden Council have chosen to ignore those suggestions at the cost of the residents and the planet</p> <p>The heating committee has also shown evicence to the council that the same system has not worked at the Whittington Estate and that the TRA and leaseholders where also ignored there - the system has not worked and the estate is full of issues- the leaseholders have been given financial support with the costs but everyone</p>

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2023/5338/P	Ashley Chapman	11/02/2024 15:35:48	OBJNOT	2023/5338/P

replacement of the existing estate-wide heating distribution infrastructure:

Strongly oppose as this pipework ('infrastructure') is unsightly, and though English Heritage have not raised any objections; I don't believe English Heritage have been informed with any specific detail.

removal of redundant pipework:

Again, this depends on which pipework. Which pipework is 'redundant' for instance? Removing pipework wholesale, for example, will limit any alternative proposals, such as keeping pipework that serves those occupancies that work perfectly well under the current heating systems.

installation of two new sub-plant rooms (relay rooms?)

Once again, this is not clear. What is meant here? Is the proposal to create 'relay rooms' to help boost the effectiveness of the hot water circulating in the system. Where would these additional rooms be built?

installation of cold water storage tank rooms

Totally opposed to this proposal as this would lead to Camden Town being responsible for pumping water directly into our flats

through electrical pumps. Thames Water currently pumps the water, which we pay for, to storage tanks.

This Thames Water mains and blue storage tanks on the roofs work well and requires far less maintenance than new electrical pumps would, plus the additional cost of their installation and housing in garages below B blocks. Maintenance is a big issue in Rowley Way, with large service charge bills, which don't adequately deliver a good service to tenants and residents. Adding, additional maintenance, which has not been costed, is to be opposed in the strongest terms as historically maintenance services have always been poor.

replacement of existing site hoarding:

No significant objections, but previous doors to the boiler house should be renovated, not replaced and installation of new replacement infrastructure pipework:

Strongly object as this would impact on the aesthetic look of Rowley Way in line with its Grade II listed status

(and because no evidence has been forthcoming to corroborate that English Heritage has been properly consulted, even though

vague assurances have been given by Camden Council with regard to English Heritage not raising any objections).

To conclude:

**OBJECTION**

The proposed new distribution pipework would severely and irreversibly harm the external appearance of Block A and B.

This application should therefore be **UNCONDITIONALLY REFUSED**