

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0091/L	Ashley Chapman	11/02/2024 15:13:57	OBJNOT	<p>2024/0091/L</p> <p>Replacement of the existing estate-wide heating distribution infrastructure: Strongly opposed as this pipework ('infrastructure') is unsightly, and though English Heritage have not raised any objections: I don't believe they have been informed with any specific detail.</p> <p>Including 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.</p> <p>installation of two new sub-plant 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?</p> <p>Installation of cold-water storage tank rooms: Totally opposed as this would lead to Camden Town being responsible for pumping water directly into our flats through electrical pumps. Thames Wate currently pumps the water to storage tanks, which we pay for. This works 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.</p> <p>Maintenance is big issue in Rowley Way, with a 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.</p> <p>replacement of existing site hoarding: no significant objections, but previous doors to the boiler house should be renovated, not replaced</p> <p>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 (which does not in any way constitute hard evidence) by Camden Borough Council, with regard to English Heritage not raising any objections.</p> <p>To conclude my comments:</p> <p>OJECTION</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 therefore be UNCONDITIONALLY REFUSED.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0091/L	Michael Hall	11/02/2024 11:43:36	OBJ	<p>I have been a resident of Rowley Way for more than 8 years, and love living here for both the community and the wonderful grade-II* listed architecture. I am writing to oppose the planned heating works proposed by Camden on the grounds that it will negatively effect the internationally significant listed building and interiors; is not aligned with environmental goals of residents or stated goals of Camden; and that Camden has flat our ignored the wishes of residents who are near unanimous in their believe that this is the wrong approach to take.</p> <p>Additionally:</p> <ul style="list-style-type: none"> • Since the Whittington (Highgate New Town) implemented the same system seven years ago, they have been dealing with the same issues as we are: days or weeks without heat or hot water, hot water flowing from cold water faucets, etc.? • It will take around two years to install new outside plumbing throughout the complex before moving on to our apartments.? • The heat will run from October through May. Aside from this, in the event of a cold snap, we won't be able to switch on the heating. <p>Our hot water and heating will also be impacted if the boilers malfunction.</p> <ul style="list-style-type: none"> • The HIU is going to be in the bedside cupboard in the bedroom. The manufacturer does not advise doing this because it will be noisy and disrupt your sleep.? • There will be radiators and pipes everywhere, which will affect where our furniture can be placed.? • Camden is going to install metres, which means our heating costs will be borne by us. Our flat will lose a lot of heat if they don't install insulation, which would increase our costs.? • When the boilers become obsolete in ten to fifteen years, we'll need a new system and go through much more turmoil.? <p>I hope you will view the united community response from all types of residents on the estate as evidence of the extremely short-sighted and flawed approach Camden has tried to force through with no support from the residents it will negatively impact.</p> <p>?</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0091/L	K Goodwin	11/02/2024 11:24:59	OBJ	<p>The proposal to upgrade the heating system in Rowley Way is functionally, environmentally, financially, and aesthetically flawed. The proposed works themselves would severely and irreversibly disfigure the exterior of the buildings along with the interior of 520 flats. The application for Listed Building Consent should be unconditionally refused.</p> <p>The original building and the heating system were revolutionary and exceptional for their time as recognised by the listing status. The estate design is visionary and provides every resident with flats that are bright, functional and well designed to maximise the quality of the small space. Great care has been taken on the detailing of the interiors from the timber balustrades to the sliding doors, and plinths. The heated walls were an incredible innovation and one of the appeals of the flats as the absence of radiators makes for a highly functional space as walls are all free and uncluttered. This makes a huge difference to the quality of space in small social housing flats.</p> <p>There are also numerous issues with the planning application and the claims that are made on it:</p> <p>It states the projected total project costs to be between £2m and £100m – how can there be such a wide range? There is no explanation nor breakdown and the range suggests that Camden has no clear idea.</p> <p>Development Dates: The stated 32 months appears unrealistic for the scale of the works (site size + 700+units); the need to consultant with leaseholders; and Camden’s track record of work – the single show flats took 6 months to complete.</p> <p>I have been unable to locate the drawings referred to in the application- specifically Drawing Issue Sheet: 3467_Alexandra Road Proposed Htg Infra_DIS_P2 Refer to Design and Access Statement: 3467_Alexandra Road_Heating Infrastructure_DAS_LR</p> <p>Biodiversity – the landscaping on the estate is an incredible important asset for all the local residents and the biodiversity of the area. The extensive site works that have been outlined in the plans will most definitely have a detrimental impact for 5+ years.</p> <p>As the application confirms, the proposal falls short of one of the key objectives of the refurbishment and of Camden’s own environmental targets. There is no SuDS/ rainwater harvesting or grey water reuse proposed. In the “Environmental Impact” section the applications confirms that no effort has been made for green solutions – which are environmentally necessary and vital to lower the energy bills of residents in the decades ahead. There is no energy generation, heat pumps, solar of any kind. There are also no calculations or evidence of the Green House reductions. There is no plan for any reuse or recycling of the materials that are demolished/ removed.</p> <p>In the section on pre-application advice, it states that consultation were held with residents – it excludes the fact that the residents categorically objected to the proposals put to them and requested long term solutions that address the energy crisis be found.</p>

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2024/0091/L	Anna Langer	11/02/2024 23:06:59	OBJ	<p>I strongly object to the planned replacement of the existing estate-wide heating distribution infrastructure, installation of new sub-plant rooms and cold water storage tank rooms etc.</p> <p>The Alexandra & Ainsworth Estate is world famous for its pure architectural vision and its groundbreaking ideas about communal living. I'm concerned that following the proposed heating installations this iconic building and cherished home and community for so many people, which also serves as a design inspiration for international architects and is valued as a location for film shoots etc. would lose its protected status as a Grade II* listed building. Is Camden Council in contact with English Heritage regarding these building works? Have they approved? Not only would the planned years (!) of construction severely diminish the quality of life on the estate but it would also inevitably change the original design and look of the buildings as well as the interior layout of the flats, which are smartly designed with their heated walls and compact layout and therefore leave no space for visible radiators, pipes etc. It is a shame Camden Council does not have the vision, creative confidence and expertise to lead the update of the heating system with a similar passion and courage to its original creators and step into the future with a well designed heating upgrade which can provide a sustainable and long lasting energy supply. The building is so unique, it needs a truly future oriented and smartly designed upgrade (ideally in dialogue with the residents), not some old fashioned radiator system. How do we even know it would work? At the Whittington Estate for example radiators were installed about 6 years ago, which have not worked properly since.</p> <p>The proposed new system also plans to continue to use the current old boiler, which regularly breaks down, causing loss of heating and hot water for the whole estate. There is no benefit to connecting individual radiators to that old boiler if the same problem continues. The boiler is gas powered which is unsustainable. When upgrading a building to make it fit for future generations Camden should think of smart and green solutions, otherwise in a couple of years another expensive and disruptive upgrade has to be done. No one here in the estate believes a generic new system will actually work well, given Camdens track record of not being able to maintain this estate and its current heating and hot water system well enough over the decades.</p> <p>To conclude, I'm not entirely against an upgrade of the current heating and hot water system which regularly fails, but it needs to be done with a clear vision for a sustainable future and protection of the design and historic value of this building.</p> <p>A lot of residents have lived in the estate since it was built in 1978! This place is home to their families, sometimes over generations. Any heating upgrade should also be done with respect to the practicalities of the daily life of its residents and consideration of the emotional value the building holds for its many hundreds of residents and its power to foster community.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0091/L	ida scheidhofffer	09/02/2024 22:40:38	OBJ	<p>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.</p> <p>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.</p> <p>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”.</p> <p>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 will be working unsupervised! During Better Homes, unsupervised workers demolished several original kitchens “accidentally”. Contractors will also be trying to make a profit. Two pilot flats took 10 weeks over 6 months in unoccupied flats. Camdens says the “Upgrade” work will take 10 days in a fully occupied flat. How is this possible?</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0091/L	Greg Detre	11/02/2024 20:44:25	OBJ	<p>Planning Consent - Camden appears to have started already: an original kitchen (83a Rowley Way) has just been stripped out and replaced with a differently configured kitchen.</p> <p>Trench Heaters - The application says the plinths will be used for trench heaters, involving a metal grill the length of the surface. A Capital Works Manager says this is not going ahead.</p> <p>Vehicle Parking - Listed Garages, (22 in all) have been “given over” to large cold water storage. Garages have already been broken into. Where are the Service agreements, dB levels for pump noise, and Health Inspections and Reports. Planning Consent is not yet granted!</p> <p>Environmental Impacts - Water management and Foul Sewage</p> <p>There is no intention to install: a Sustainable Drainage System; re-use grey water; recycle any demolition or construction material: or harvest rainfall. Surface water with all the building contamination will be drained into the main sewer and Foul sewage will be disposed of by “other” or “unknown” methods.</p> <p>Biodiversity and Geological Conservation - The Listed Estate surrounds a Grade 2* listed Park and communal areas within a Conservation Area, which is open to the public. The whole area will be a building site for years.</p> <p>Emissions - No figures have been provided to demonstrate that NOx, Particulate matter or Green house gas emissions will be within government guidelines or better.</p> <p>Green credentials - Camden does not intend to mitigate fuel costs in any way by installing: an on-site community-owned energy generation; no Heat Pumps; no Solar Energy; no Passive Cooling Units and no green roof or anything else to offset the impact of this proposal. Camden’s Urban Greening Factor is entered as 0.00!</p> <p>Summary - Residents have not been consulted over this Heating “Upgrade”. We have just been told what Camden intends. We have had no opportunity to question their proposal. We have told them we dont want it several times. We still have far too many questions that have never been discussed let alone resolved. Camden says “We explained the project to everyone” No they have not! There are still very, many residents who have no idea what is planned and many who, because of language barriers, cannot reply. We urge the Planning Committee to halt this proposal immediately. The effort and cost required to ensure these boilers last until 2044 is disproportionate. The proposal will also saddle all residents with totally unreasonable heating costs for 15- 20 years along with two lots of Major Works costs for leaseholders. There is no sense in, or justification for, this proposal.</p>
				<p>I object to the proposed plans. They're environmentally unfriendly, will cause enormous disruption, they'll be ugly, expensive, and have a poor track record elsewhere.</p>

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2024/0091/L	Paula Gallardo	11/02/2024 16:28:56	OBJ	<p>The proposed work would severely and irreversibly harm the buildings externally and in all 520 interiors heating pipework will detract and devalue the building as a whole including the architectural value and importance of the building will be significantly and irreversibly impacted. This application for listed building consent should therefore be unconditionally refused</p> <p>The application is misleading by saying that it is 'residential minor alterations' when in fact they will be major works affecting residents for a long period and impacting the grade 2* living environments.</p> <p>We have not see any evidence of communications with British Heritage</p> <p>We have not seen evidence that the proposed heating pipes will be fit for purpose for the yet to be disclosed part 2 of the proposed heating revamp. We insist that the planning permission not be granted till the all stages of the new heating proposal has been submitted and efficiently and transparently investigated- We believe that all proposals are not being submitted to avoid scrutiny - which is the right for all tenants , leaseholders and residents as it will affect their living space wellbeing and property values</p> <p>As residents in the building for over 30 years we are 100% aware of the lack of continuous maintenance to the fit for purpose heating system including the heating coils and the heating pumps. We insist that the focus should be on creating reliable maintenance contracts for the current system before launching into expensive risky new systems that will in turn not be maintained.</p> <p>The application is based on statements that are untrue and misleading- eg that residents will be able to control their heating when in fact the heating will still be coming from the same communal boilers that will be turned on and off seasonally and regularly break down without the proper maintenance</p> <p>I demand that the application be therefore REFUSED I reserve the right to comment further at a later date</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0091/L	Sam Jones	11/02/2024 16:54:05	OBJ	<p>The proposed work would severely and irreversibly harm-the buildings externally and in all 520 interiors heating pipework will detract and devalue the building as a whole including the architectural value and importance of the building will be significantly and irreversibly impacted. This application for listed building consent should therefore be unconditionally refused</p> <p>The application is misleading by saying that it is 'residential minor alterations' when in fact they will be major works affecting residents for a long period and impacting the grade 2* living environments.</p> <p>We have not see any evidence of communications with British Heritage</p> <p>We have not seen evidence that the proposed heating pipes will be fit for purpose for the yet to be disclosed part 2 of the proposed heating revamp. We insist that the planning permission not be granted till the all stages of the new heating proposal has been submitted and efficiently and transparently investigated- We believe that all proposals are not being submitted to avoid scrutiny - which is the right for all tenants , leaseholders and residents as it will affect their living space wellbeing and property values</p> <p>As residents in the building for over 30 years we are 100% aware of the lack of continuous maintenance to the fit for purpose heating system including the heating coils and the heating pumps. We insist that the focus should be on creating reliable maintenance contracts for the current system before launching into expensive risky new systems that will in turn not be maintained.</p> <p>The application is based on statements that are untrue and misleading- eg that residents will be able to control their heating when in fact the heating will still be coming from the same communal boilers that will be turned on and off seasonally and regularly break down without the proper maintenance</p> <p>I demand that the application be therefore REFUSED I reserve the right to comment further at a later date</p>
2024/0091/L	roberto caputo	11/02/2024 13:33:58	OBJ	<p>I Strongly oppose this planning application given the lack of information on the proposed works. There isn't evidence/clarity neither on what pipe works will be replaced nor which are redundant and this may irreversibly impact the listing of the building and its current functionality. It is also not understood why cold water storages are required and where they would be installed and what maintenance will be required.</p>
2024/0091/L	Sarah Lough	10/02/2024 22:54:05	OBJ	<p>I do not believe this will solve the problem of poor heating and hot water supply on the estate As a resident we currently have no hot water due to a problem caused by Camden's contractors. Leading to no confidence in this project being completed effectively or without adding more problems. The additional piping will change the look of the estate, and the proposed new heating system will move away from the original, listed, design of the whole estate and are unlikely to be able to heat the large concrete spaces that make up our homes, resulting in cold, damp conditions which can.lead to mould, further deteriorating the flats</p>

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2024/0091/L	Sarah Batey	11/02/2024 14:05:13	OBJ	<p>OBJECTIONS</p> <p>The proposed works would severely and irreversibly disfigure the exterior of the buildings along with the interior of 520 flats. The application for Listed Building Consent should therefore be unconditionally refused for the following reasons:</p> <p>The residents of the Alexandra & Ainsworth Estate have not been consulted properly, and as a result the issues below have not been addressed by Camden.</p> <p>The original heating system contributed to the streamlined design of the Grade II* listed flats, and prominent ducting replacing the skirting boards would not be a sensitive adaption. Neither are plans to replace and insert a heater into the plinth in the living area, which is an essential component of the original protected interior.</p> <p>We want assurances that Camden will limit and compensate for any damage caused to the interior of leaseholders' properties by the works, which will inevitably be extensive and very costly.</p> <p>The same heating system as is proposed for the A&A estate was installed in Highgate New Town, which has been inconsistent and unreliable (as documented in Max Fordham report). It is currently extremely difficult to have Camden/GEM follow up very simple repairs in our estate. The issues that HNT have experienced are much more extensive, complex and recurring; requiring technicians to attend regularly. We are not prepared for this level of disruption to our daily lives, caused by something that we will have to pay a very large sum of money towards to install.</p> <p>The HIU manufacturer recommends that the HIU's are serviced once a year by a technician in order for them to maintain performance, however Camden has no plans to carry out regular maintenance.</p> <p>Our concerns with the HNT heating system have been dismissed on the basis that the HIU system in our estate will be very different, however we have not been shown any examples of how our heating system will be installed to perform without the same issues.</p> <p>The manufacturer does not recommend HIU's be installed in bedrooms, due to the noise that they emit.</p> <p>The current heating system is designed to prevent mould growth and condensation, which is a potential issue with introducing radiators that has not been addressed by the proposals.</p> <p>Despite the 'Phase II' proposal, it is not guaranteed that the new pipework and radiator system will be compatible with future energy source options, which will run at a lower temperature to the current boilers. These proposals could end up being much more costly and disruptive, if the new system has to be replaced again anyway.</p> <p>Camden has committed to aiming "To improve energy efficiency and achieve Carbon Zero through retrofit". These proposals would lock one of the largest estates in Camden into burning fossil fuels for another 10-15 years, which is not acceptable.</p> <p>I therefore strongly object to the application for Listed Building Consent 2024/0091/L.</p>

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2024/0091/L	Eliza BonhamCarter	11/02/2024 12:16:56	COMMNT	<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>
2024/0091/L	Emily Downes	11/02/2024 13:17:54	OBJ	<p>I do not want the planning works to go ahead. The plans do not include repairs to the boiler system and this is what is causing the current problems. The damage that is going to be caused to my property will be huge. This is a listed building, which I as a tenant cannot make any changes to, however Camden are allowed to completely change the internal appearance of the property without any questions asked or any consequences? The pipe work on the outside will look hideous and will cause a lot of disruption to me and my family.</p>

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2024/0091/L	Olga Helly	09/02/2024 20:01:13	OBJ	<p>Planning Application for listed Building Consent - Objections</p> <p>I am writing to express my strong objections to the proposed works outlined in the application for Listed Building Consent. I firmly believe that these alterations would not only severely but also irreversibly disfigure both the exterior and interior of the building, affecting 520 flats. Consequently, I request that the application for Listed Building Consent be unconditionally refused.</p> <p>Our heritage is at stake, particularly concerning the decommissioning of our heated walls. These walls have been expertly designed to provide affordable and concealed warmth during winter, with the strategic positioning of flats allowing the summer sun to keep the premises dry throughout the year. Social housing considerations were a fundamental aspect of the design brief, reflecting Architect Neave Brown's unique architectural vision, expertise, and innovation.</p> <p>Our listed building stands as a world-famous landmark, not only for Camden but also for the entire United Kingdom and the global architectural community. Its inclusion in architectural books, where students learn and study from its pictures, highlights its global significance. The iconic concrete construction of our house, coupled with Max Fordham's engineering skill, challenges the prevailing notion that concrete is prone to condensation, dampness, and mould. Unlike most Camden estates, our estate has remained free from such issues during its lifetime.</p> <p>It is alarming that there was no consultation with tenants about this project, especially considering Camden's acknowledgment that the works will impact both the interior and exterior structure, involving the removal of internal walls, floorings, and ceilings. Our Listed Estate encompasses a Grade 2 listed Park and communal areas within a Conservation Area, accessible to the public. If Camden proceeds with this project, the entire area will be a construction site for an extended period.</p> <p>The effort and cost required to ensure the new boilers last until 2044 appear disproportionate, and the proposal would burden residents with unreasonable heating costs for 15-20 years, in addition to two rounds of Major Works' costs for leaseholders. There is no sense or justification for this proposal, and it amounts to the complete destruction of our listed building's unique features.</p> <p>In light of the above, I categorically object to this project and earnestly hope that the Planning Committee will promptly halt this proposal. Preserving the historical and architectural integrity of our listed building is of utmost importance, and I trust that the committee will give due consideration to this matter.</p> <p>Thank you for your attention to this urgent concern.</p> <p>Sincerely, Olga Helly</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0091/L	Marie -Luce Caterisano	11/02/2024 19:21:45	COMMNT	

Dear all,

Kindly find my objections to the proposed works by Camden :

For Planning Application 2024/0091/L

OBJECTIONS

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

for 2023/5338/P

OBJECTIONS

The proposed new distribution pipework would severely and irreversibly harm the exterior appearance of Both A & B Blocks
This Planning Application should therefore be unconditionally refused

and for 2023/5339/P

OBJECTIONS

The proposed new radiators, skirtings, and other alterations would severely and irreversibly harm all 520 listed interiors.
This application should therefore be unconditionally refused

Neither leaseholders nor tenants have been properly briefed and the information circulated has been impossibly confusing, wrong and I'll thought through.
This shambolic proposal in no way looks at rectifying known issues in a viable or realistic way.
There is a complete lack of forward thinking and realistic outcomes that seem to be a knee jerk reaction by Camden to mask years of their neglect and passing the buck , unfairly on leaseholders.

Equally, there is a woeful disregard of properties that are listed as Grade II status that adhere to specific laws.
This is truly shocking and would need further investigation as to whether the correct procedures and channels have indeed been advised and consulted.

I wholeheartedly oppose the proposals for works that we know have been done in other Camden Estates with no long term benefits or solution, but rather, to their detriment.

I am a senior citizen with particular vulnerability issues and this incoherence has impacted my mental and physical health , scared of a gruesome bill I cannot pay for work that will not be useful but impact is all negatively.

I would suggest a period of reflection on Camden's part as there is absolutely no value to these works and will actually cripple leaseholders and tenants alike.

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2024/0091/L	Brenda Neves	11/02/2024 22:00:13	OBJ	<p>OBJECTION</p> <p>The proposed works would severely and irreversible harm the buildings externally, and in all 520 listed interiors.</p> <p>This application for Listed Buildings Consent should therefore be UNCONDITIONALLY REFUSED</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0091/L	Zoë Davenport	09/02/2024 13:25:05	OBJ	<p>Application for Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building Site Location: Alexandra Road Estate</p> <p>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 of cold water storage tank rooms; replacement of existing site hoarding and installation of new replacement infrastructure pipework.</p> <p>OBJECTIONS: The proposed works would severely disfigure the exterior of the buildings and irreversibly damage the interior of 520 flats. Therefore the application for Listed Building Consent should be unconditionally refused.</p> <p>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 flats remained dry during the summer. The residents' comfort and enjoyment was a fundamental part of the brief. Architect Neave Brown did not disappoint. His vision, expertise and innovation 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 is one of the few in Camden that has remained free of this during its lifetime</p> <p>Camden intends to use the boilers until they fail yet at the same time describe the current system as "not fit for purpose". Repairs cost £200,000 p.a. No resident believes the boilers will last the predicted 15-20 years. Camden is also unable to control gas prices. In 2023/24 our heating costs rose by 318% (Camden's estimate) and show no sign of falling. Every political upheaval results in an a spike in costs. Camden is currently under investigation by the Housing Ombudsman, (12/12/23) for its numerous handling issues in relation to damp, mould, repairs and complaint handling.</p> <p>Camden tells us we will have control and be able to turn our heating down or off. BUT, flats (at ground level or next to external walls and lift shafts) will be colder and these residents will pay more to heat their homes. No insulation is planned. Turning off heating will create conditions for damp and mould. Once the boilers are off we will not be able to turn the HIUs off if we hit a warm spot in winter or on if it's too cold in summer. This is not control</p> <p>The boilers are not guaranteed. There's no contingency plan if the boilers fail earlier than Camden's prediction. If they fail during the major works we could find ourselves with nothing but miles of pipework. This proposal is not only blisteringly un-green; it is a very questionable "upgrade".</p> <p>Camden's Responses with regard to: Listed Building Alterations The damage to the both the interior, and exterior structure is significant Some internal walls, floorings, and ceilings will be stripped out. No details given. Contractors are never stringently supervised! During Better Homes, unsupervised workers demolished several original kitchens "accidentally". Contractors will be trying to make a profit - Two pilot flats took 10 weeks over 6 months in unoccupied flats. Camdens says the "Upgrade" work will take 10 days in a fully occupied flat. This</p>

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2024/0091/L	Gerard and Judith Ryan	11/02/2024 14:55:31	OBJ	<p>can't be a realistic schedule.</p> <p>Planning Consent Preparation works appear to have started - An original kitchen (83a) has been stripped out, a differently configured kitchen installed. Was Planning Permission given? Trench Heaters - are shown in the plinths, involving a metal grill the length of the surface. Capital Works now say this element is not going ahead. Is the Planning Application accurate? Vehicle Parking - Listed Garages, (22 in all) have been "given over" to large cold water storage. Garages have already been broken into. What Service agreements are in place, where is the dB levels for pump noise (underneath bedrooms) no indication of Health Inspections and Reports. Planning Consent is not yet granted! Is this a breach of the Application?</p> <p>Environmental Impacts - Water management and Foul Sewage There is no intention to install: a Sustainable Drainage System; re-use grey water; recycle any demolition or construction material: or harvest rainfall. Surface water with all the building contamination will be drained into the main sewer and Foul Sewage method of disposal is "unknown". Biodiversity and Geological Conservation - The Estate surrounds a Grade 2* listed Park and communal areas within a Conservation Area, which is open to the public. The whole area will be a building site for years. Emissions - Camden confirms that NOx, Particulate matter or Green house gas emissions will be within government guidelines or better but provides no back up figures - the only ones provided are hopelessly out of date on one of the Access Documents in a subsequent application.</p> <p>Green credentials - Camden's proposal has nothing to mitigate fuel costs. There is no on-site community-owned energy generation; no Heat Pumps; no Solar Energy; no Passive Cooling Units and no green roof or anything else to offset the impact of this proposal. Camden's Urban Greening Factor is therefore entered as 0.00! This reduces Camden's capacity and ability to attract substantial grants and must be a dereliction of Council duty.</p> <p>Summary - Residents have not been consulted, we have just been told what Camden intends. We have had no opportunity to question this proposal, which has been rejected by the TRA in the past. There are far too many questions that have never been discussed let alone resolved. Camden says "We explained the project to everyone" They have not! There are 520 dwellings on this estate a very large number of residents have never been spoken to at all let alone consulted. Many have language barriers so cannot reply. We urge the Planning Committee to halt this proposal immediately. The effort and cost required to ensure the boilers last until 2044 is illogical.</p> <p>Conclusion: The damage to residents' quality of life will be unimaginable. Whilst the gas boilers are in place the heating costs alone will plunge the majority of residents into serious debt. The cost of two major works, possibly in quick succession, is indefensible and I can see no justification for this proposal at all.</p> <p>Please find our OBJECTION in the attached pdf which has also been emailed directly to the case officer Elaine Quigley and to Camden Planning subject title of email: 2024/0091/L Objection GR&JR 11FEB2024 RED.pdf</p>