

Mr D A & Mrs J M Thomas
64A Rowley Way London NW8 0SJ

Planning Application 2023/5338/P

Replacement of the existing estate-wide heating distribution infrastructure including removal of 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.

Comments and Objections

- Having lived on Rowley Way circa 45 years, we are fully aware of Camden's complete lack of Planned Preventative Maintenance on any plant or equipment. Working only on reactive basis.
- In the past two months, we have placed > 20 calls for little or no heating with Camden Repairs who have confirmed on numerous occasions 'boiler failure'.
- The lack of Preventative Maintenance is clearly evident when the on-site GEM engineer has flushed out the heating coil for our and our neighbours flat and the sludge and colour of the water coming out is clearly evidence of no Biocide or Anti-Corrosion dosing of the system at all, and that to my knowledge is Standard Practice in a 'Closed System'.
- We live in a Block B, B2 upper flat and note from the drawings that it is the intention to run LTHW F&R & CWS distribution pipework up each end of the blocks and across the length of the roofs. This will not only be unsightly and clearly visible from the upper A block flats and walkway, but not easily accessible for any ongoing maintenance or in the event of a blockage of failure, repair.
- They drawings also show the same pipework being fed up and into the lower B3 flats along the front facade and to the rear of A block up the fins which again will be unsightly and hardly accessible again in the event of blockage/failure.
- To consider replacing all the distribution pipework to an aged boiler house where the pipework within is already no doubt contaminated and soiled along with boilers that are already constantly failing and unfit for purpose seems somewhat ludicrous.
- In relation to the installation of cold water storage tank rooms, these will require constant treatment, monitoring and testing on a regular basis and are also subject to pump failures again due to Camdens lack of Planned Preventative. Therefore with this proposal in the event of a power outage for whatever reason, tenants will be without heating, hot water and more importantly a cold water supply.
- The proposed new distribution pipework would not only severely and irreversibly harm the exterior of A and B Blocks in addition to being totally irreversible, being non compliant, adjustable or adaptable for any future Greener solutions being totally reliant of Gas and aged boilers.

We totally object to and therefore request that this application should be unconditionally refused in its entirety.

Mr D A & Mrs J M Thomas