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**From:** Rory Campbell-Lange  
**Sent:** 12 September 2024 22:05  
**To:** Planning  
**Subject:** Karridale Mansions 2024/0182/P

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For the attention of Geri Gohin, Case Officer

Dear Geri Gohin

I wish to point out that presently the casement windows on the top floor of the building are all openable. This is not shown accurately on the architect's drawings.

The windows to both east and west presently have pleasingly fine cross-bars/transoms. We request that similarly fine, solid transoms are utilised to retain the fine quality of the building's elevations which contribute positively to both Tottenham Court Rd and the residents and office workers looking onto the western elevation. We request that the Council conditions all window treatments and ensures that window profiles match the existing hardwood window profiles.

I note that the dormers facing east are the subject of a Camden environmental notice, being in poor repair with failing insulation whose fire characteristics have not been assessed. I also note that the windows from flats to the external fire escape (which is currently out of use due to disrepair) were replaced with very crude UPVC windows in the last year without planning approval (which also have a top-hung window in each window set which are not shown in the architect's drawings.) The windows to the fire escape are also required to be fire rated to ensure the integrity to the compartment between the main stairwell and fire escape, and flats and the fire escape. It is not clear why openable sashes are shown between the main stair and fire escape, for reasons of fire safety.

The arched windows of the Goadge St tube station are an important feature of the elevation. We suggest that high quality hardwood windows to match the original are utilised to retain the characteristics of the original windows, which will be hard to replicate with off-the-shelf window systems. This is particularly true of the curve of the window framing.

There are numerous inaccuracies in the plans of the building.

I am concerned that the drawings and proposals suggest the architect has little familiarity with the building, its present condition and qualities, or the fire safety issues in the building. I suggest that more detailed and thoughtful proposals are put forward and object to these current proposals.

Yours sincerely,  
Rory Campbell-Lange