

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2024/5549/P	Peter Anderson and Abigail Bulley	11 Wiblin Mews	02/05/2025 12:40:22	COMMNT	<p>We are very concerned about the proposed works outlined in the 4Qs application. Having witnessed first hand considerable and frequent malpractice, lack of compliance with key safety standards and zero communication or engagement from 4Q about any concerns raised, we feel it is essential that any future works by 4Q or any developer planned at the site do not allow any abhorrent practice to be repeated and are further scrutinised so that concerns can be fully taken into account.</p> <p>Our concerns are many but are essentially two fold - risk of repeated health and safety malpractice and risk of severe disruption due to clear history of lack of quality development/management as a developer. We also object to the change of purpose of the affordable housing and see this as just another indication that 4Q says one thing but cannot be trusted to deliver what it says.</p> <p>Health & Safety Malpractice If delivered by 4Q the proposed plans will cause: -Significant health hazards and risks if not managed well. 4Q has a history of leaving the building site in an unsafe way with - Risk of death by falling from a height - the lack of inadequate barriers to prevent risk of falling from a height to residents is appalling. There is significant risk of falling due to existing barriers/ railings being completely ineffective; no signage at all to alert people about risk; and significant risk at ground level to children or small pets who can access a number of these points with ease - see photos - Doors to works areas left unsecured - these bang in the wind which can be dangerous and also signal to opportunist thieves that the site is not secure. 4q also leaves equipment insecure on site which can be dangerous or presents opportunity for theft - Dust and debris - 4Q has frequently used the existing site to dump or leave rotting waste or debris from its works without clearing it promptly and responsibly. With a number of new families here on site - we are very concerned about the risk to health and safety of ours and other families</p> <p>Disruption We are extremely concerned about this plan to undertake development work 7 years after it was initially proposed to take place. Back when we moved here we understood the development would be finished promptly. Now 7 years later, our experiences of 4Q tells us that we will have considerable disruption: - Incomplete works left unattended - 7 years on from moving in the incomplete works have contributed to significant water damage at our property and others. There is a considerable water ingress issue in the basement and we need assurances that this will be done and done well to a high standard. Lack of completion has left us unable to use our property as purposed such as garage space which gets flooded. -ZERO Communications - no written comms, letters, signage, engagement or any communications about works or when or by whom work will be done. This has caused significant inconvenience as we are at their whim -Issues to access our homes by car - 4Q has been completely remiss in putting in any clear signage to ensure the development can be accessed by car, this means the area is frequently</p>

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					congested. This will only worsen if 4Q brings in construction vehicles to site. - Noise - building works of this scale will create considerable noise pollution
2024/5549/P	Lucian Randall	14 College Lane NW5 1BJ	03/05/2025 12:30:58	OBJ	I live directly next to the development, in a property in College Lane. I would not be in favour of changing the conditions which oblige the developer to provide affordable housing. This should not become market-rate housing under any circumstances. I'm very concerned by any proposal which would lead to a greater height of the development, particularly as it is already higher than it was proposed to be when first built. The development is anyway half-finished and the focus should be on completing it to original specifications.
2024/5549/P	Tony Cutler	120 Highgate Road	03/05/2025 14:57:35	COMMNT	I object to the application to flip the affordable housing to market rate housing in this application. Camden's community is being gutted by the lack of social housing in the local area. Granting this application will further deplete access to housing to families who desperately need it.

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2024/5549/P	PAUL & IEKATERINA LEHAIR	18 WIBLIN MEWS LONDON NW51BW	02/05/2025 18:51:44	COMMNT	<p>We strongly believe the proposed planning application should not be accepted as is.</p> <p>Our first observation is that Four Quarters need to finish ASAP the works on Wiblin Mews. Having stopped the works 8 years ago has created massive water ingress issues within the Mews, in particular for the houses adjacent to the works site (where flats should have been built in the first instance). Four Quarters has not taken a single step to fix the issue in this whole time which has led to material degradation of the development.</p> <p>Our key concerns on the proposed application are the following:</p> <p>Significant elevation of an already elevated building (block 2 and 3), blocking sunlight, impacting aesthetic and therefore the quality of life of the neighbors (as well as the value of the houses). In particular, Block 2 cannot be elevated higher than the neighboring, existing houses.</p> <p>Safety: the works (and access to the works) will raise significant safety concerns in the whole area. In particular, the unfinished buildings have been left unsecured by Four Quarters for years, creating security significant for all the young children playing in the Mews.</p> <p>Noise: we disagree with the installation of the Heat Pumps: towering an already high building and noise that will create. The space is a quiet area which was the primary reason we decided to settle here and don't want this to change. . Properties here are too close to each other for this to be viable.</p> <p>Works: will be hugely disruptive esp. given the limited access to the work sites from the main road. This will have a huge impact on everyone's lives for 18 to 24 months (assuming Four Quarters keeps its timeline – which from experience will likely not).</p> <p>More generally, having dealt (or trying to given how unresponsive they are) with Four Quarters, the following needs to be taken into consideration as they cannot be trusted:</p> <p>Unresponsive: trying to communicate with Four Quarters is impossible. Emails are left unanswered and no phone number is available. No communication whatsoever on works to be carried out or even basic maintenance.</p> <p>Irresponsible: they haven't taken any action to fix the water ingress issues due to the unfinished building (block 2). Even basic maintenance requirements (they have to handle given they are Wiblin Mews owners) are not being taken care of.</p> <p>Misleading: in their Financial Viability Assessment, 4Q has indexed cost already incurred to build the existing houses. Unclear as to why this has been done.</p> <p>Incompetent: the houses at Wiblin Mews are all experiencing similar issues due to poor mancraftship as well as building and material quality. For instance, many houses have had to</p>

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2024/5549/P	S.Polli	7 Wiblin mews	02/05/2025 22:14:20	OBJ	<p>As homeowners in Wiblin Mews we would like to raise the following matters relating to the application from 4Q.</p> <p>We are concerned about the proposed works due to past experience of poor working practices and standards, lack of safety compliance, absence of communication from 4Q regarding our very legitimate concerns about the existing development. It is vital that any future developments are closely scrutinized to prevent the repetition of these issues in the future, but also to ensure the applicant changes its current practices in relation to the mews residents.</p> <p>A key concern regards Health and Safety Risks, especially in relation to hazards from poorly managed construction, dust and debris, unsecured work areas (also raising the risk of theft, in the context of actual break-ins and thefts having occurred recently in the garage area which also leads to the construction site), ineffective barriers leading to fall risks for residents and children in various sections of the mews.</p> <p>We are also concerned about material and prolonged disruption. Many mews residents have been suffering for years because of the consequences of incomplete or botched building work, which have caused significant water ingress (e.g. leaking roofs, garage area regularly flooded) and other damage and issues. What's worse, is the apparent lack of care and absence of communication about remedial action, which has caused material issues for those seeking to perform repairs or claim some of the expenses on insurance. There is absolutely no comfort that the applicant will approach communication with the residents about the proposed development in a materially different way than what is currently occurring, which is a major source of concern.</p> <p>We are also concerned about access to our properties, notably to the garage, and generally congestion at the entrance of the mews. We also highlight a risk that the floor slabs in common areas might get damaged and not be repaired. Of course noise pollution from construction activities is expected and should be minimised, but considering 4Q's track record in engaging with residents there is a concern that this may not be effectively mitigated.</p> <p>We also object to the change in purpose for affordable housing, indicating a lack of trust in 4Q's commitments</p>
2024/5549/P	Nicolas Trindade	19 Wiblin Mews	02/05/2025 19:50:43	COMMNT	<p>We would encourage the council to separate the issues of the houses at 13-16 Wiblin Mews and the building for affordable housing.</p> <p>We've been living at the mews for 7 years now and the end of our row has still not been completed despite repeated promises by the developer. Therefore, we are very keen to see the houses at 13-16 Wiblin Mews built in a reasonable timeframe.</p> <p>We would also like that as part of the approval process the developer is made responsible for dealing with the water ingress issues in the common garage area which have been caused by the developer's carelessness.</p>

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2024/5549/P	Emmanuel Guillot	10 Wiblin Mews	02/05/2025 11:15:41	COMMNT	<p>Dear Sir or Madam</p> <p>As is, the proposed planning application 2024/5549/P should not be accepted.</p> <p>NW5 1BW</p> <p>Firstly, and most urgently, Four Quarters need to complete ASAP the unfinished buildings on Wiblin Mews - and put an end to the misery our neighbors at #12 and #16 have gone through over the past 8 years of safety and risk hazards.</p> <p>Having stopped the construction 8 years ago has created massive water ingress issues within the Mews, in particular for those 2 houses adjacent to the works site (not mentioning insulation issues, degradation of the buildings etc..). Four Quarters has not taken a single step to fix the issue in this whole time which has led to material degradation of the development.</p> <p>My key concerns on the proposed development application are the following:</p> <ul style="list-style-type: none"> - Significant elevation of an already elevated building (block 2 and 3), blocking sunlight, impacting aesthetic and therefore the quality of life of the neighbors (as well as the value of the houses). In particular, Block 2 cannot be elevated higher than the neighboring, existing houses - Safety: the works (and access to the works) will raise significant safety concerns in the whole area. In particular, the unfinished buildings have been left unsecured by Four Quarters for years, creating security significant for all the young children playing in the Mews. Struggling to see that they'll do better this time around. - Noise: we disagree with the installation of the Heat Pumps: towering an already high building and noise that will create. The space is a quiet area which was the primary reason we decided to settle here and don't want this to change. Properties here are too close to each other for this to be viable. - Works: will be hugely disruptive esp. given the limited access to the work sites from the main road. This will have a huge impact on everyone's lives for 18 to 24 months (assuming Four Quarters keeps its timeline – which I'm doubtful of) - Economics: though not a specialist, the numbers shown by the developer seem to be misleading as accounting for an extra £3m cost due to indexation of costs already incurred (and which should not be happening going forward) for the construction of the existing Wiblin Mews. Unclear as to why this has been presented this way. Hopefully removing this extra cost should now make the affordable housing viable. <p>More generally, having dealt (or trying to given how unresponsive they are) with Four Quarters, the following needs to be taken into consideration :</p> <ul style="list-style-type: none"> - Unresponsive: trying to communicate with Four Quarters is next to impossible. Emails are left unanswered and no phone number is available. No communication whatsoever on works to be carried out or even basic maintenance. When buying our house about 2 years ago, our solicitor thought Four Quarters went bankrupt given how unresponsive they were! - No responsibility taken: they haven't taken any action to fix the water ingress issues due to the unfinished building (block 2). Even basic maintenance requirements (they have to handle given they are Wiblin Mews landlord) are not being taken care of

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					<p>- Poor building quality and poorer mancraftship: the houses at Wiblin Mews are all experiencing similar issues due to poor mancraftship as well as building and material quality. For instance, many houses have had to have part of their roof remade due to numerous leaks (after only 7-8 years of being built...): the material used for the roof is disintegrating and the seams of the roof have been built upside down. The developers are even blocking the insurance process some of the Mews inhabitant are carrying out to have their roofs fixed.</p> <p>- Unreliable: they dropped the ball in the middle of the construction of Block 2 as well as the affordable housing and haven't done anything in the past 7 to 8 years</p> <p>In a nutshell, they have started a project, not finished it, not managed it and not taken responsibility for their (non) action.</p> <p>We urge the Camden Council and the developer to prioritize completing the project swiftly in accordance with the original commitments without further delay. The whole community has waited long enough and damage and issues.</p> <p>Im happy to discuss the above in-person / over the phone if helpful</p> <p>Emmanuel Guillot 10 Wiblin Mews London, NW5 1BW</p>
2024/5549/P	Yosha	6 Wiblin Mews 6 Wiblin Mews 6 Wiblin Mews	02/05/2025 23:29:02	COMMNT	<p>As a resident of Wiblin Mews, when I bought the property we were told the end houses/maisonette would be completed within a year. 7 years on construction of the end maisonette have not started. While it is important to finish the construction of the maisonettes, we will need a construction management plan and strict timeline along with start date, rather than delays as have been the case for 7 years. We will need proper communication with the developers. We will also need more details as to how the construction will take place, how materials will be brought on site and level of noise and disruption to the Mews and neighbouring roads. The completion of these maisonettes should be a priority as it has impact on some of the houses in the Mews.</p> <p>The new proposals of heat pumps will need more information on height and disruption of light as well as noise that will be generated due to them.</p> <p>The withdrawal of affordable houses is not appropriate and the initial planning permission was granted with affordable housing.</p> <p>Bin collections and the number of bins for all residents have to be considered as well.</p>

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2024/5549/P	Emily Thompson	Flat 2, 24 College Lane	02/05/2025 19:13:20	OBJ	<p>I am the owner and occupier of Flat 2, 24 College Lane, and can only access my flat via the bridge/balcony on the first floor on the South-East façade of Block 3. I share my neighbours' concerns regarding the wider development (e.g. noise and disruption from construction, and the changes to affordable housing) however as my flat will be uniquely and materially affected by the proposals, I will focus on those issues here. I have not been contacted at any point by the developers, despite both my amenity and privacy being undoubtedly affected by the proposed changes. I have consulted both an architect and a lawyer and would like to outline my key concerns as follows:</p> <p>1. Encroachment on land within my title</p> <p>My Land Registry title plan includes the full depth of the bridge-balcony outside my door. The proposed plans show a "new pop-out box increasing landing depths" that projects over my balcony area. The applicant does not have legal rights to build on my land/structure. The drawing is therefore factually incorrect and the development cannot be implemented as shown. As you're aware, planning officers are entitled to refuse or defer an application where ownership certificates or red-line boundaries are incorrect.</p> <p>2. Outward-opening front door & implications</p> <p>Even if point #1 were not the case and the balcony belonged to the applicant, the drawings are further incorrect in stating I have an inward-opening front door. My front door opens outward onto the balcony (as it was originally constructed), with the width between the two doors only just workable now. Should the facade be built and the door open outwards, the doors will clash. I believe the design standard regulations should be 1200mm between the edges of the doors when fully opened. The proposal does not meet the required safety standard.</p> <p>3. Loss of safe access to my flat</p> <p>During construction the only route to my home will be blocked by façade and stair works; no Construction Management Plan has been provided. Should any of the proposed changes to Block 3 go ahead, there needs to be a CMP, approved before works start, guaranteeing 24-hour resident access and a temporary fire strategy. Under the current plans, I cannot see any way in which I can maintain safe 24/7 access to my flat.</p> <p>4. Privacy, overlooking and noise from roof changes</p> <p>I am greatly concerned by the changes to the roof of block 3. I believe the roof is intended to be service-only, however, I do wonder why a balustrade is needed if this is the case. It needs to be assured that the roof access is maintenance-only with provisions including, and not limited to, the ladder locked and no seating/lighting. Additionally, the balustrade would also be visible from my window. I would also like to reiterate other concerns raised regarding the heat pumps. I am the closest existing property to these and I strongly object to the noise pollution that they will inevitably bring. I share my neighbours' beliefs that the inclusion of these is merely greenwashing.</p>

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