

SECTION 151 Commonhold and Leasehold Reform Act 2002

Written Observations

Please complete this form and return it by **Monday, 13th May 2013**

To: **Sonya Foster**
Consultation and Final Accounts Officer
Home Ownership Service
Bidborough House
38-50 Bidborough Street
London
WC1H 9DB

Or email: capitalservices@camden.gov.uk quoting 12/266 and Property reference 39820 in the subject line.

Leaseholder Name : **MR LESTER B HILLMAN**
Property Address : Flat C, 222-224 Haverstock Hill, London, NW3 2AE
Contract Name : **Replacing the balustrading and making good the balconies and all associated works.**

Please tick which box applies to you.

- ☐ I have no observations on the proposed works
☒ I wish to make the following observations (please detail these below)
☐ I wish to nominate the following contractor

This is a second consultation. The First Stage Notice consultation ended

18th March 2013. This is a second response. This response is
under Property Ref: 39820. The previous property ref was 40483. (previous
response form copy enclosed, 2nd March 2013)

Reference your letter 10th April 2013 it is my understanding you are
no longer proposing "reconstruction of the brick boundary wall on piled
concrete foundations and associated works"

Can you confirm that other parties entitled to be consulted are being
offered the opportunity to comment.

The Design Access Statement contains material errors (13693/04 &
Drawing 13693/03.

Signed by _____

Dated _____

continued...

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2013/1676/8

204c Havestock Hill
Belbize Rd
London NW3 2AE
Th. May 2013

Director of Planning
Development Management
London Borough of Camden
Rosen Hall
Argyle Street
London WC1

Dear Sir or Madam

PALEONY WORKS 222-224 HAVERSTOCK HILL NW3

It is my understanding that proposals (Council's Own) may have been submitted to you for approval.

To date I do not appear to have received a notice of consultation in respect of such application for approval.

Please find enclosed copies of communications with Sonya Foster Consultation Officer, Leaseholder Services, London Borough of Camden.

For your convenience I have highlighted concerns that I consider material to any approval and submission.

I would wish to be consulted on the proposals before any approval by your Department.

Yours sincerely,

S. Stillman

L. HILLMAN

Ref: 39820 Contract 12/266

Belisle Rd
London NW3 2AE
20th April 2013

Ms. Sonya Foster
Leaseholder Services Hsgd Adult Social Care
L B Camden Bidborough House
38-50 Bidborough St
London WC1H 9DB

Dear Sonya Foster

Unit C 222-224 Haverstock Hill

Thank you for your letter dated 18 April 2013.

Your response is completely silent on the errors in the consultation Design Areas Statement and drawings (ref page 1 & 2 of my response 12th April).

I am sending you a further copy of page 2 which lists in detail the errors and where the drawings are manifestly wrong and misleading.

If there are with your Planning Department I would be concerned if they caused embarrassment to that department unnecessarily and resulted in a flawed decision.

Under these circumstances I am particularly surprised that matters have not been addressed.

The reference to a brick boundary wall on new piled foundation was taken from your previous consultation.

I am grateful for your other guidance.
Yours sincerely
J. Hillman
MR L HILLMAN

Date: 30 April 2013

Property Reference: 39820

Contract Reference: 12/266

Officer: Sonya Foster : 020 7974 8325

Mr L Hillman
Flat C,
222-224 Haverstock Hill,
London,
NW3 2AE

Leaseholder Services
Housing and Adult Social Care
London Borough of Camden
Bidborough House
38-50 Bidborough Street
London WC1H 9DB
Tel: 020 7974 8325
Fax: 020 7974 6327
E-mail: capitalservices@camden.gov.uk

Dear Leaseholder(s),

Unit: Flat C, 222-224 Haverstock Hill, London, NW3 2AE

Thank you for your observation regarding the recent Section 20 notice you have received. Please find below the response to your observations.

The mention of the boundary wall in the notice sent to you on the 12 February 2013 was a mistake. Please accept my apologies for this mistake and confusion it has caused. Please disregard this letter.

I sent the corrected first stage notice of 10 April 2013 and this letter details the work to be done; which is to the balustrades.

To confirm the sum mentioned for the new balustrading is only an estimate; and a firm cost will be obtained if Planning consent for the proposal is granted. The Council are intending to replicate the balustrading of the balcony at 228 Haverstock Hill. The project officer does not believe that Planning Consent will be an issue and the balustrading will be able to be duplicated at your block.

In regard to the typing errors and the information regarding the position of your building to the Public Library; although these errors are unfortunate, they can easily be rectified with the Planners, and we can easily provide them with any additional information they require in order for them to satisfactorily assess the proposals, if they request it.

I trust this answers your query.

Yours sincerely,


Sonya Foster
Consultation Officer
capitalservices@camden.gov.uk

 Camden