

Davies, Fiona

From: Sheila [REDACTED]
Sent: 28 October 2014 12:21
To: Nelson, Olivier
Subject: FW: OBJECTIONS APRIL HOUSE, 45, MARESFIELD GARDENS, NW3

Follow Up Flag: Follow up
Flag Status: Flagged

My first attempt was not delivered?? I mis-spelt your name here and elsewhere. Many apologies. Sheila Jalving

From: Sheila [REDACTED]
Sent: 28 October 2014 12:00
To: [REDACTED]
Cc: [REDACTED]
Subject: OBJECTIONS APRIL HOUSE, 45, MARESFIELD GARDENS, NW3

The letter, copied below, containing the following OBJECTIONS and THREE PHOTOGRAPHS was mailed to you, by Special Delivery, and signed for by "Robin" At 7.45 on Monday, 20th. October. I NOTE IT HAS NOT BEEN LISTED ON THE PLANNING APPLICATION /S WEBSITE. I KNOW OTHER ORGANISATIONS AND RESIDENTS WHO HAVE OBJECTED AND THEIRS ARE NOT LISTED. I WISH TO KNOW WHY NOT????

**63, Netherhall Gardens,
London NW3 5RE**

16th., October 2014

London Borough of Camden,
PLANNING DEPARTMENT
(Mr. Oliver Nelson. West Area Team,)
2nd. Floor, 5, Pancras Square,
London N1C 4AG

To be sent by SPECIAL DELIVERY

Dear Sir,

Planning Applications --April House, 45, Maresfield Gardens, NW3
(plus the impact on the neighbouring Danish YWCA, at 43, Maresfield Gardens.)

Objections regarding the following

<u>2014/5724/P</u>	April House 45 Maresfield Gardens London NW3 5TE	Erection of a side extension at 1st floor level, including rear alterations (retrospective) .	REGISTERED	29-09-2014
<u>2014/5725/P</u>	April House 45 Maresfield Gardens London NW3 5TE	Extension of existing basement level (retrospective) .	REGISTERED	23-09-2014

I wish to record my objections regarding the above retrospective applications, in respect of a development in this area. I am, only, a resident of the area, but I have an interest in ensuring the Conservation Area is maintained.

I note objections were made regarding [2014/1956/P](#). No decision yet?

I, also, note that the developer has not combined the two flats into one house, for which the 2013 permission was granted. [2013/1071/P](#) There are still two flats. Plus two recent "retrospective" applications, details above..

These seem like flagrant breaches of planning permissions and the correct procedures?

However, my main concern is the retrospective application for the building of a basement, without permission, or consultation. [2014/5725/P](#) I strongly object to permission being granted for this, without stringent conditions.

I wonder if a full survey been carried out? What will be the impact be on 43, Maresfield Gardens,, (the Danish YWCA)? The buildings are VERY close together. Approximately 0.724 metres gap. See below..

If granted, other developers will excavate basements, without planning permissions, in the knowledge that a retrospective application will be approved. It would set a precedent, if this is granted.

Re. [2014/5724/P](#) I have noticed that the side extension, already constructed, is extremely close to the north side wall of the Danish YWCA, at 43, Maresfield Gardens.

The width of the side passageway is 0.724 metres (28.5 inches). (At floor level, reduced to 0.673 metres (26.5 inches) Please see photographs.

Why did the Enforcement Department not stop the work, when the breaches were discovered? The work is continuing, at a pace. (The retrospective applications, and comments made by the Enforcement officer seem to imply a subsequent approval?)

In addition, is the fact that the Danish YWCA, at 43, Maresfield Gardens, is a multi-occupancy building, a Hostel, (not a single family home), mean stronger planning policies apply and required? Health & Safety requirements and Fire Regulations?? Especially re. lost light in communal areas, Interference to Fire exit routes etc.?

I have been told the north side exterior passageway, at 43, close to 45. is a Fire Exit Discharge route Too narrow for wheelchairs?

There would be a loss of light in parts of the Hostel, 43, Maresfield Gardens- on stairs and in corridors. If electric lights are required. There will increase in the running costs of the Hostel. .

Repairs may be required in future to the walls of either properties. Scaffolding might be needed for roof repairs, or the windows in 43 will require cleaning. How can these items be carried out in the narrow passage??

Are you aware that in the summer (August?) one of the construction workers a Polish citizen, who spoke no English, lost one leg and a foot from the other leg, because of a collapse of a new ceiling / concrete on the site??

The Fire Brigade had to cut him free.

From my observations Health & Safety standards, appeared poor. and still appear poor.

Yours faithfully.

S. Coope Jalving (Mrs.)