

From: ANDREW CANTWELL [REDACTED]
Sent: 21 January 2015 10:08
To: Zoricak, Lukas
Subject: Re: Comments on a current Planning Application

Follow Up Flag: Follow up
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Categories: Red Category

Hello

Thank you for getting back to me I have cut and pasted text below

I hope this is ok?

Thanks again

Dr Andrew Cantwell
Specialist Prosthodontist
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MSc Implantology UCL
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19 Wimpole St London W1G 8GE
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Dear Camden

I wish to raise a concern regarding the planned addition to a 9th floor on The Panoramic apartment building at 12 Pond St, London NW3 2PS

We are a community of 36 apartments that share extensive common areas and lift access. There has been no open consultation regarding the proposed addition of a 9th floor to the building. The application for the re-development has been divided and applied for by two separate parties (same architect), 2014/8033/P & 2014/0145/P. The application 2014/0145/P has been approved and 2014/8033/P is pending.

The two separate developments must be viewed as a complete re-development of the top floor of the building. This will involve the movement of an enormous amount of building material, waste and disruption for the residents. The plan involves the cutting of three separate concrete floors to create three stair wells. This building work is in such close proximity to the lives and homes of other residents that there has to be greater scrutiny of the noise and vibration impact on the lives of fellow residents. This is not just a simple matter of noise and inconvenience as associated with a conventional building project. Noise and vibration is going to be excessively intrusive due to the design of the building, and detract from the quality of life within the entire building.

There is also no guarantee that the development will take place at one given time. In effect the re-development could be carried out in two phases. Doubling the duration of

inconvenience to residents and owners. This is unacceptable and excessive. The use of two separate applications is being used to dilute the potential impact and is unfair to all.

To gain access to the proposed site it is inevitable that the communal lifts and single fire escape will be used either officially or un-officially by the builders and contractors. This has to be viewed as a risk to the health and safety of residents, staff and visitors. External access to the site is very limited due to the existing building design, proximity to the Royal Free Hospital, a busy intersection and multiple bus routes on a one way traffic system. There is an established history of tragic and fatal traffic accidents at this junction. There is no indication in the planning permissions as to how safe access is going to be made feasible, non intrusive and not compromise the safety and security of residents both local and within the Panoramic building.

No dedicated service elevator is present. The two small passenger elevators that are present are glass lined and in a glass walled shaft. Wholly unsuitable for transport of building materials and concrete waste for a project of this size.

There are presently three wheel chair bound residents within the building and multiple families with young children, some of which have special needs. Access to the lifts are required at all times. Only one elevator descends to the underground car park and there is no stair access to the car park. It is inevitable that the carpark facilities will be abused during the project and this will also impact on the adjacent loading bay facilities of Marks & Spencer's. The presence of which already complicates safe carpark access.

The proposed developments will cause excessive disturbance to the residents of the building by virtue of affecting movement within the building, access to fire escapes, underground car park and damage to the existing common parts and structures. No risk assessment regarding these aspect of the build has been formulated and presented to the residents so as to facilitate informed consent and viability of the proposed project.

With such extensive proposed works there surely must be an open consultation process, inclusion of the residents and owners as the lives of many are going to be greatly affected. To date there has been none. At worst there will be two consecutive periods of building works as there are two separate developments planned and these may well not be simultaneous in execution. This has to be taken into consideration by the council.

No objections or concerns were made to the planning application 2014/0145/P as they were largely mist or unnoticed by the remaining residents the majority of which are renting their homes. The only comment raised on the Camden website was a positive one and this was made by the flat owner proposing the current application 2014/8033/P. This owner is presently non resident within the building and unavailable for comment.

Within the drawings submitted for application 2014/8033/P the presence of a 9th floor as per 2014/0145/P is present on the plans. This section of the 9th floor addition has been granted permission but it presence on the plans misleads as to the visual impact and significance of the current application. This is not acceptable as the structure of application 2014/0145/P does not yet exist.

On Jan 21, 2015, at 8:57 AM, Zoricak, Lukas <Lukas.Zoricak@camden.gov.uk> wrote:

Dear Mr Cantwell,

Thank you for your comment. I have been trying to log your objection on the system. However, I cannot open the attachment with your comment. Could you please re-send?

Many thanks.

Kind regards,

Lukas Zoricak
Planning Technician
Regeneration and Planning
Culture and Environment
London Borough of Camden

Telephone: [REDACTED]
Web: camden.gov.uk

5 Pancras Square
London N1C 4AG

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-----Original Message-----

From: feedback@camden.gov.uk [<mailto:feedback@camden.gov.uk>]
Sent: 17 January 2015 11:12
To: Planning
Subject: Comments on a current Planning Application

PLANNING APPLICATION DETAILS

Year: 2014

Number: 8033

Letter: P
Planning application address: Flat 36 12 Pond Street

Title: Dr.
Your First Name: Andrew
Initial:
Last Name: Cantwell
Organisation:
Comment Type: Object

Postcode: NW3 2PS
Address line 1: Flat 1 The Panoramic
Address line 2: 12 Pond Street
Address line 3: London
Postcode: NW3 2PS
E-mail: [REDACTED]
Confirm e-mail: [REDACTED]
Contact number: [REDACTED]

Your comments on the planning application: Please uploaded document

IF YOU WISH TO UPLOAD A FILE CONTAINING YOUR COMMENTS
THEN USE THE LINK BELOW

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2014:8033:P objection-concerns:
<https://forms.camden.gov.uk/cus/servlet/ep.getImg?ref=13961033504&print=Y&st=&auth=100001300>

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