

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/8033/P	Panos Mizios	Flat 24 12 Pond Street London NW3 2PS	20/01/2015 10:32:47	OBJ	<p>I would like to object to the below application since:</p> <p>a-the building is already a very large one and a similar application has already been approved. Having two similar type extensions happening at the same time will create significant noise and dust pollution while causing constant disturbance for the neighbours, including a significant number of families with young children like myself. Living with building work for a protracted period of time while raising a young family is not something that I would like to do. We pay a significant amount of annual fees to the freeholder in order to have our piece and quiet and these extensions will not disturb that.</p> <p>b-no information has been provided in relation to how the planned extensions will avoid causing any structural or other type of damage to the building and its communal areas such as lifts, garage by scaffolding and other type of building work. Is the applicant or developer ready to compensate us for all of that?</p> <p>It is very disappointing that the council has not taken any of the above into consideration.</p>
2014/8033/P	Viki Farmaki	12 Pond Street NW3 2PS	20/01/2015 09:45:24	OBJ	<p>I would like to add to previous comment that there is already a planning application 2014/0145/P that was approved WITHOUT an open discussion with other owners in the building. This is absolutely APPALLING. The worst scenario for the health and safety of our children is if we have two construction works taking place. How the council agree to adding more cement to the area? Again this is one of the more cement areas in all of North London and it is unacceptable that it was agreed to add further to this.</p>

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2014/8033/P	Dr Andrew Cantwell	Flat 1 The Panoramic 12 Pond Street London NW3 2PS	24/01/2015 18:31:39	OBJ	<p>Dear Camden</p> <p>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</p> <p>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 &amp; 2014/0145/P. The application 2014/0145/P has been approved and 2014/8033/P is pending.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 &amp; Spencer's. The presence of which already complicates safe</p>

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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.

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2014/8033/P	Liam Howlett	Flat 13 The Panoramic 12 Pond Street London NW3 2PS	24/01/2015 18:29:05	OBJ	<p>Dear Camden</p> <p>I am writing to object to the planned roof extension to the Panoramic Apartment Block , 12 pond street , London , NW3 2PS.</p> <p>One planning application 2014/0145/P has been accepted already and 2014/8033/P is awaiting approval.</p> <p>The first planning application which seems to have been passed was not clearly announced to residents like it should have been by the council, both myself and a number of residents didn't see any notification put up or received.</p> <p>At no point has there been any open talks about this.</p> <p>These are two separate developments but in effect one big development of entire top floor. There will be a tremendous upheaval, noise, and excessive vibration for all residents in this block as it is a major development.</p> <p>Three thick reinforced concrete ceiling slabs have to be cut and there will be a lot of waste ,dust and materials, there is only one lift to service all in the building as it is and this cannot be used.</p> <p>This is going to be a long development of probably 1 to 2 years and will seriously not only disrupt the residents here but also the hospital and surrounding roads due to the lack of access to the building for physically getting materials up to the 9th floor .</p> <p>Buses will also be disrupted by the nature of these works with the materials needed to build these 3 apartments which will entail lorries, cranes etc.</p> <p>Residents also have their air conditioning units on one of these roofs and are not happy of having them touched or moved about.</p> <p>Thankyou.</p> <p>Residents of apartment 13</p>

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2014/8033/P	Tom Meager	26 The Panoramic 12 Pond Street NW3 2PS	21/01/2015 16:08:52	WREP	<p>Appl 2014/8033/P</p> <p>I do not oppose the application in principle but am not aware of any neighbourly dialogue / correspondance relating to this extension from the applicant. Consequently I am not aware of:</p> <ol style="list-style-type: none"> <li>1. The method statement and as to how materials will be transported through the building to the roof site, what contingent</li> <li>2. What additional security is proposed by the applicant for the co owners of the block during the building period.</li> <li>3. How long the works would take and times of the works.</li> <li>4. What indemnity the owners of the proposed development will give the existing owners for any consequent and subsequent structural issues vis a vis cracking walls due to excessive weight of the extension to those flats effected.</li> <li>5. What assurances are being given to the existing owners / managing agents that the lifts or common areas will not in any way be damaged as a result of excessive use during the proposed works and if they are that these matters will be rectified to the satisfaction of the joint owners without these costs finding their way to the service charge. Is a schedule of condition being prepared.</li> </ol> <p>Consequently until we as co-owners of the building have received information and the necessary assurances from the applicant on their proposals I can only object to the application.</p>
2014/8033/P	John Hatwell	Apartment 31 12 Pond Street NW3 2PS	25/01/2015 12:21:49	OBJ	<p>Whilst we are not against our neighbours desires to extend their apartment. We believe that the current plans have not been properly consulted with residents of the building (the only information was the planning notification from Camden council).</p> <p>Previous building works on other floors (which impacted the concrete structure of the building) caused significant noise and vibration, which were very disruptive for us as a family with young children. The access within the block is very limited, there are only two small passenger lifts, only one of which gives basement access (there is also no stair access to the basement). The lifts already break down on a regular basis, if they are used for the building works this problem will only be exacerbated. My wife is regularly wheelchair bound and any works that reduce access to the lifts or cause them to fail on a more regular basis would be unacceptable for us.</p> <p>We would also object to the use of a crane or scaffolding for the building works as we have already had to suffer these outside of our windows during the loud and intrusive works from the Royal free hospital in the last 2 years.</p> <p>These works are additional to the existing planning permission on the building (2014/0145/P) which have the potential to further extend disruption to all residents of the building. It should be noted that residents have also not been properly consulted or notified on how access will be provided to builders etc for the existing application.</p> <p>Without a full consultation with all existing residents we cannot support this application. We need clarity and ideally guarantees that building works will only occur between 9am and 5pm, minimal disruption to lifts and common areas, and agreement that the apartment owners of the planning applications will be fully responsible for the cost of all common area repairs / cleaning etc due to wear and tear of the building works.</p>

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2014/8033/P	Stephen Lambert	149 Elgin Crescent	26/01/2015 00:57:26	OBJ	<p>I am the owner of flat 32, The Panoramic, 12 Pond Street, NW3 2PS. My flat is directly beneath the applicant's flat number 36.</p> <p>I wish to OBJECT in the strongest terms to this application.</p> <p>My objections are as follows:</p> <ol style="list-style-type: none"> <li>1. TOTALLY INADEQUATE AND DANGEROUS CONSTRUCTION PLAN - Access to the proposed site is through the common areas and fire escape of the building. There is no external space to the building that is available to make safe access to the proposed site on the 8th floor and there is no dedicated service elevator is present.</li> </ol> <p>It is proposed that the common parts, elevators and fire escape will be relied upon for access. This is completely inappropriate for a project of this size and is unacceptable disruptive and dangerous.</p> <p>The two elevators that are present are glass lined and in a glass walled shaft. They are wholly unsuitable for transport of building materials for a project of this size.</p> <ol style="list-style-type: none"> <li>2. NO ACCESS FOR DISABLED PEOPLE DURING CONSTRUCTION - There are three wheel chair bound residents within the building and multiple families with young children, some of which have special needs. Access to the lifts is required at all times but this will not be possible during the construction period which will take place over months.</li> <li>3. DAMAGE TO NEIGHBOURING PROPERTY - The proposed development will cause excessive disturbance to the residents of the building by virtue of affecting movement within the building, access to fire escapes and damage to the existing common parts and structures.</li> </ol> <p>The proposed plan and those of a separate planning application for flat 33 &amp; 34, involve cutting through concrete floors at three separate points. This will create unacceptable vibration to the neighbours and has to be considered an excessive intrusion to normal family life and privacy. This is not just a simple matter of noise and inconvenience as associated with a conventional building project. It is in far in excess.</p> <ol style="list-style-type: none"> <li>4. LACK OF CONSULTATION - No consultation has taken place with the residents regarding the proposed building works.</li> </ol> <p>No objections were made to the planning application of flat 33 and 34 as they were largely missed or unnoticed by the remaining residents.</p> <p>With such extensive proposed works there must be a more open consultation process and greater inclusion with the residents 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.</p>

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2014/8033/P	Viki Farmaki	12 Pond Street NW3 2PS	20/01/2015 09:40:23	OBJ	It is unacceptable that such a request has been made. The environment in the area is already polluted from the hospital fumes and transportation noises and any further work will endanger the health and safety of many young children living in the building. The area is already fully congested with traffic and adding further building work will create a dangerous environment for our children. It will make area even more cement looking than it already is which will absolutely appalling and the council needs to take this into serious consideration.
2014/8033/P	Viki Farmaki	12 Pond Street NW3 2PS	20/01/2015 09:45:46	OBJ	I would like to add to previous comment that there is already a planning application 2014/0145/P that was approved WITHOUT an open discussion with other owners in the building. This is absolutely APPALLING. The worst scenario for the health and safety of our children is if we have two construction works taking place. How the council agree to adding more cement to the area? Again this is one of the more cement areas in all of North London and it is unacceptable that it was agreed to add further to this.
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2014/8033/P	Anant Prasad	Flat 30 12 Pond Street London NW3 2PS	25/01/2015 22:31:25	OBJ	<p>Having studied the planned works and drawings, I was shocked to find that in practice the full top floor(s) of the Panoramic are going to undergo extensive work and new additions. On careful thought, I cannot support this application for the following reasons:</p> <ul style="list-style-type: none"> <li>- The scope of the work envisaged is going to cause an undue amount of disturbance and noise for an extended period of time; as a resident of the flat on the floor just below the ones being renovated we will bear the most immediate impact of it</li> <li>- Given the positioning of the building, the lifts and all entry/exit points to the Panoramic are likely to be extensively used. They were not designed for such building works purpose, particularly the glass lifts which have a high risk of being damaged or scratched. We have seen this happen in the past, even with small building works/moving furniture within flats. As a resident on the 6th floor, with a weak knee and a job that requires extensive traveling, this can be a significant inconvenience for me.</li> <li>- Being surrounded by scaffolding for months on end would be a serious impediment to the view from our balcony and look and feel of the building as a whole. This would be a significant compromise from the reasons why we moved into a new building with little to no extra works required (barring necessary ones)</li> <li>- The works contemplated are extensive and hence will likely be carrying on and impacting our life for months if not years (despite what promises architects etc may be willing to make); ultimately the burden will be ours to bear when the delays happen</li> <li>- The new works in no way augment the value of our flat, and if anything cause concern for negative impact - this resulting from the points mentioned above, i.e. sustained disturbance/scaffolding/noise and blockage of balcony views; not to mention potential issues (plumbing, ceiling damage etc) that often result to the floors below when such extensive works are carried out</li> </ul> <p>thanks</p> <p>(above is on behalf of my wife &amp; me)</p>
2014/8033/P	Viki Farmaki	12 Pond Street NW3 2PS	20/01/2015 09:39:41	OBJ	<p>It is unacceptable that such a request has been made. The environment in the area is already polluted from the hospital fumes and transportation noises and any further work will endanger the health and safety of many young children living in the building. The area is already fully congested with traffic and adding further building work will create a dangerous environment for our children. It will make area even more cement looking than it already is which will absolutely appalling and the council needs to take this into serious consideration.</p>
2014/8033/P	Viki Farmaki	12 Pond Street NW3 2PS	20/01/2015 09:40:00	OBJ	