

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/8033/P	Alexandre Avakiants	Flat 11 12 Pond Street	28/01/2015 16:34:18	OBJ	<p>As the owner of Flat 11 in the building, I would like to formerly object to the proposed roof extension works at The Panoramic.</p> <p>While in principal I have no objections about the extension itself, I am deeply concerned about the amount of noise and disruption that this project will likely cause to the residents of the building. Panoramic residents, including small children and disabled residents, rely heavily on the current lifts that to my knowledge are the only means of transporting materials throughout the building. Inability by residents to use lifts will result in significant disruption; on top of that these lifts are not suited for transporting industrial materials.</p> <p>Along with the lifts, this project is likely to use common areas of the building, as well as parking lots and / or areas right outside of the building for an extended period of time. This will likely result in further disruption to the residents.</p> <p>Additionally, any project of such scale should have started with detailed and thorough consultation with all the existing residents which was not carried out in an appropriate manner. Most of the concerns raised here or by my fellow residents are around period of the actual works, noise and disruption levels, and usage of common areas. These concerns should have been addressed amicably during initial consultation with the residents, and a solution to minimise any such disruption should have been agreed on before any applications were made.</p>
2014/8033/P	Alexandre Avakiants	Flat 11 12 Pond Street	28/01/2015 16:34:40	OBJ	

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2014/8033/P	Christopher Nugee	12 Richmond Crescent London N1 0LZ	29/01/2015 18:51:07	COMMNT	<p>I am writing on behalf of my mother, Mrs Rachel Nugee, who lives at Flat 35 in this block (The Panoramic). My brother John has already lodged an objection but this adds some additional comments. My mother is 88, disabled and virtually housebound, and quite unable to attend to matters of this complexity, even if she was consulted about them which I have no indication that she was. My father died at the end of last year. I do not know what consultation there was with him but I have not found any among his papers. He was the lessee of the flat and I am one of his executors. I also hold a duly registered lasting power of attorney for my mother who is to inherit the flat. My father was the original lessee and my parents have lived there since 2006.</p>

On behalf of my mother I wish to object to this application as follows:

1. Although the plans submitted do not reveal this, I believe that the proposed building on the 8th floor will cause a serious obstruction of the views to the east from the terrace outside no 35 (which is on the 7th floor). These are the only views that this flat enjoys as otherwise the terrace looks to the south where it is wholly overlooked by the Royal Free Hospital and there is no view. If I am right this will cause a very serious loss of amenity to Flat 35. It is not possible to appreciate this properly without visiting the site, especially as the plans and drawings submitted only show a very small part of the existing layout of the 7th floor, and do not show the layout of Flat 35 and its terrace. I therefore object to the extension to the 8th floor as a matter of principle.
2. I believe there may also be problems of overlooking from the proposed new 8th floor to Flat 35 which will cause an unacceptable loss of privacy. I have not been able to confirm this since receiving very recent notice of the application, but will do so.
3. There is no indication of how access to the 7th floor will be obtained for workmen and materials. The existing lifts which are for domestic use only are wholly unsuitable for this purpose.
4. There is no indication of how vehicular access will be obtained.
5. There is bound to be significant building noise and dust. Restrictions on working to daytime hours will be of no benefit to my mother who is in the flat during the day and sleeps in the afternoon.

Please notify me of the committee hearing date.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/8033/P	Sarita Diaram	12 Pond Street London NW3 2PS	28/01/2015 17:15:31	OBJ	<p>As an owner at 12 Pond Street, I write with regard to application 2014/8033/P. I do not object in principle to the individual's right to develop their property, I do object to this planning application for a number of reasons:</p> <ol style="list-style-type: none"> 1. The planning application is in contravention to the leasehold which all owners have agreed to. It strictly states that no alterations may be made to the external structure of the building. It is unacceptable that a lease agreement which has been agreed by all, may not be adhered to by some. I understand that approval will also be required by the Freeholder and Head Lease, but this must be done with proper consultation with other owners and should include a proper risk assessment to understand the impact of adding another floor to the overall structure of the building. It would be unfair for other owners to bear the costs of future issues which may arise to the building if the proper assessments have not been undertaken. Owners also need to be reassured that any costs associated to damages caused to the common areas of the building will be borne by the applicant and will not find their way back to the other owners. An understanding of the potential impact on ground rents and maintenance fees must also be understood by all owners before this application can be approved. 2. Inadequate consultation with fellow owners and tenants – this is a large scale development project which will have day-to-day impacts on the residents of the building. There has been no consultation with residents to understand the timescale of the project, how construction is proposed, how materials will be transported, what hours construction will take place, etc. 3. The building is located at a high traffic intersection and the building itself is not set up for a large scale construction project. The two glass elevators and fire escapes are not suitable for the transport of building materials. Residents need to be assured that construction will not impede their access to the car park, elevators and common areas of the building. 4. 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>Until proper consultation is held with all residents and clarification is received from the Freeholder and Head Lease on the above noted issues, I object to this application.</p>
