

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/2020/P	Tom Hoogewerf (on behalf of residents of 80 Camden Road)	80A Camden Road London NW1 9DU	27/05/2015 16:47:44	COMNOT	<p>Dear Sir/Madam,</p> <p>In line with our 2014 consultant's Report by Peter Clapp RIBA (see separate Comment of 27/5), residents of 80 Camden Road (Flats A-F) strongly object to this, in our view, unnecessarily destructive and environmentally inappropriate Application. Mr Clapp's Report recommends repair and restoration rather than demolition and reconstruction of this beautiful and well-preserved Victorian rear garden wall. The Report was emailed to our landlord (One Housing Group) on 13 January 2014 together with a request for further consultation and discussion with residents. No acknowledgement or response has been received by any of us to date. In our view, the works proposed go way beyond what is required to preserve the existing design, fabric and appearance of this attractive free-standing wall. The extensive works proposed would demolish the existing structure, creating a large amount of dust, debris and pollution for residents in poor or critical health. In so doing, they would destroy or damage adjoining portions of our mature original garden, reducing the amenity for residents. The scale of works proposed would also create unnecessary and potentially damaging noise nuisance in the immediate and near environment to residents. The great majority of residents are old and vulnerable (65-85), some with serious ailments (heart disease, chronic asthma) and in one case a critical life-threatening illness. Residents' health and well-being could therefore be directly impaired by impact of the amount of demolition and construction work proposed. Email records show that residents have been requesting sensitive and environmentally-friendly repair of this wall since at least October 2010. Their frequent requests for repair and restoration have not been responded to. Instead, the wall has been left to deteriorate, though still in safe condition and, we are informed, quite easily restorable by a competent brick-layer with minimum expense and effort, as Mr Clapp's Report indicates. The reasons for demolition given in the Application are inaccurate. It states: [Why Necessary to Demolish] "the wall has destabilised due to a tree trunk penetrating the boundary structure." This is not the case. The plant referred to in the Application, a small buddleia shoot originally growing out of one small portion of the brick, has been rendered chemically dead for a number of years. This fact was pointed out to the One Housing Group representative (O. Davies) at the time, but ignored apparently along with our further objections, requests for consultation with residents and consultant's Report. We believe that this Application favours destruction over conservation and does not take Camden residents' views, health, amenity or architectural heritage into account. We have made our views known to CAAC, whom we understand have made a separate objection. Residents of 80-82 Camden Road request to be able to attend the Planning meeting to discuss Application 2015/2020/P and make clear their strong opposition to the proposals.</p>