21st August 2015

Re: Planning Application ref: **2015/4030/P**

 Cladding Work; Mortimer Estate, Kington House and Marrick House

I am a leaseholder and live at no 7 Kington House and write to object to the work under reference. I give my reasons below.

**Aesthetics**

Mortimer Estate, Kington House and Marrick House were designed by internationally renowned Architect Robert Matthew. The red brick is particularly pleasing and marries beautifully with the surrounding area. How sad to think this lovely brick may be replaced by dismal, blank, characterless walls depressingly reminiscent of social housing in the Eastern Bloc. The people in these blocks take pride in their homes and the abundance of flower displays on the balconies and window boxes are testament to this. Furthermore, I understand the tenant’s Hall and Hinchinbrook House on the Mortimer Estate will not be clad. Rendering will become stained from various from condensation from Combi boilers, overflow pipes, rust etc. At present such staining is disguised by the colour of the brick. They would not be disguised by the colour of the cladding. Camden Council has not considered the aesthetics and seems happy to turn the buildings into a total eyesore with no consistency of build. I would be interested to know how many buildings in the vicinity where the landlord is not Camden Council intend to have cladding.

**Graffiti**

Blank, whitewashed walls are an open invitation for gang graffiti, encouraging ghetto culture and an increased risk of crime.

**Listed building Application**

Applications have been made to have the Kington House, Marrick House and the Mortimer Estate buildings listed and no decision should be made by Camden Council until such time as the application process is complete. I recall the recently demolished Carlton Vale Tavern which is now being rebuilt.

**Conservation Area**

The Mortimer Estate is next to the St Johns Wood Conservation Area. Mr Lovern said at one of the consultation meetings that planning permission would not be granted for this work if the Mortimer Estate, Kington House and Marrick House were in a conservation area. Do the concerns of less affluent residents not count at all?

**Damage to windows**

I understand the cladding will be built in such a fashion as to partially obstruct the frames of the double glazing. This will mean that should the windows need to be replaced and this cannot be done without damaging the cladding.

**Transport**

The HS2 route has not yet been finalised. Kington House is very close to the main railway line and there is a possibility that the work might go directly underneath. It is ridiculous to consider any such project until plans have been finalised.

**Grant**

Mr Lovern has said that the work will not go ahead without a grant; however this grant is not guaranteed and will only be received once work has been completed and approved.

**False Savings**

The contribution of my flat is £10,800. Camden estimates a saving gained by cladding of £250 per year which would take me 43.2 years to recuperate. I just do not understand why, in the current economic climate, Camden Council continues to spend the money of hardworking people. I question whether any Camden Council employees would be willing to pay a huge sum of money for something they do not want to have. Surely the money should be spent investing in homes, not destroying buildings and pressuring residents to spend money unnecessarily.

This is a major project and I am not satisfied with the consultation process. Residents were not told about the proposal until the planning application was close to being made which allowed very little time to residents to have their say. In my view, the consultation has been nothing more than a box ticking exercise.

Finally, with past experience as a reference, I have very little faith in Camden Council’s ability to manage a Major Works project.

Vivienne Lydon

Flat 7, Kington House