

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/7104/L	David A Roberts	Flat 25 45 New Compton Street	05/02/2016 10:32:50	COMMEN AIL	<p>I make this Comment as the Lessee owner of a flat within the 24 flats residential building known as 45 New Compton Street (herein "the Building"). The Planning Application wrongly describes the Building as a "Non Residential Institution" which may explain why there have been no prior consultations whatsoever with either the Building's Residents or the Building's Freeholder about this Application.</p> <p>As a Lessee, I have no objection in principle to this solution to this decade old estate issue now jointly proposed by the St Giles Church diocese and Camden provided the overall security of this Building's open garage area below this Building is not impaired by the loss of the upper brick-wall. This will largely depend on the final design form and height of the proposed new railings. It needs to be noted that, as Camden is fully aware, security of this area is a major concern to the Building's property insurers.</p> <p>It should also be noted that despite the proposed repair work necessarily having to be effected from within the Building's estate borders, no part of the substantial cost involved can be charged to any legal estate or interest in the Building. All the many Professional advices obtained by Camden, since the problem with the wall was first spotted almost 10 years ago, have attributed the cause of the wall's lean to movement caused by the roots of the adjacent tall trees within the St. Giles Church graveyard. That is the strict and absolute legal responsibility of the St Giles Church diocese as the land-owner and/or the L.B. of Camden as managers of the public space graveyard area-it is not an attributable or recoverable expense to any degree by Camden from the Building which has already suffered years of professional costs and inconvenience from prolonged failure to tackle this problem earlier.</p>

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