

I have lived in this property for nearly 10 years and even before initially learning about these proposed works on the Camden website for the first time, had been planning to contact my neighbours about my concerns to do with what appears to be movement throughout the back extension.

It hugely alarms me that this new extension is being rushed forward without the least bit of concern towards all of the residents who actually live here and the safety of the structure of what encompasses all of our homes. Evidently by reading **everyone's** comments, we are all concerned that we may be left with collateral structural damage due to altering a property that already shows obvious visible signs of frailty and subsequent fees to pay in the future, once they have increased the size of the property and sold it on. I think that even with an untrained surveyors eye it is evident that there are a number of problems with the strength of the back extension. At the very least we ought to of had a committee meeting about this first where the investors could have given us some kind of reassurance that these matters would be taken into consideration.

There are huge cracks going down where the extension meets the main building, not to mention a huge crack down the centre of the exterior wall. I have an extensive crack going from one end to the other in my kitchen ceiling that is built within the extension. Any further building work or any change to what is evidently a problematic building could potentially cause further issues and it will fall on the people who actually have a home here to live with and have to find a hefty financial solution for. It looks to me as though there may be subsidence already there and if there are further problems ignited by the proposed extension, I do not want this to affect our buildings insurance that we will all need to pay.

At the very least, the investors should fund an independent subsidence surveyor to be instructed, provide insurance that allows for the time it would take for the settling and movement that the building work may cause and potential problems to show. It would also seem a good idea for the investors to take out indemnity insurance so that once the investment property is sold on we are not left to foot a bill for any problems that arise as a result of this work, along with assurances that any problems that may cause our insurance to rise will be covered by them.

We have already lived in a building site for the past 6 months while having the building redecorated and a new roof put on (the photos they have provided show the scaffolding we lived within). It seems we will now have the inconvenience of the building works for this extension without so much as a conversation about the hours or time that they would be building? I work from home and have a young child so the disruption will be problematic for us.

As freeholders we have just paid to have the down pipe replaced that will be affected by the extension, there has not been a conversation on what would happen to this as it looks as though it will be right where the extension is planned?

While the investors have the comfort of going back to the peace and quiet and stable structure of their house, the people who have lived here for years are all left with the real concern of whether the original extension will be able to survive their proposed work and the financial burden we may be left with and without so much as a conversation. Any proposed works that are made to the building's structure ought to be a decision of the majority of members of our buildings committee.







**Camden Council Customer feedback and enquiries**  
**Comments on a current Planning Application - Ref. 20527701**

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**Planning Application Details**

Year	2016
Number	0750
Letter	P
Planning application address	117 Fortess Road
Title	Mr.
Your First Name	James
Initial	
Last Name	Mason
Organisation	
Comment Type	Object
Postcode	NW5 2HR
Address line 1	117 Fortess Road
Address line 2	Flat First Floor
Address line 3	
Postcode	NW5 2HR

Your comments on the planning application

There are a number of objections and concerns I have with the proposed extension of the ground floor flat at 117 Fortess Road. My first reaction to the works are one of utter disbelief that there was no discussion or an asking of my opinion when it came to the proposed works. I have not even met the new owners and would feel the proper and respectful approach to the potential changing of my property and the imminent disruption that would follow, would be one where they would make contact first either by email or in person introducing themselves and then ask my thoughts on their plans. On the contrary their brash and disrespectful



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### Planning Application Details

manner leads me to believe. they have no thought or interest in the other owners feelings or how their plans will effect us. This tone furthers my belief that the purchase of the ground floor flat is for the purpose of investment to make a profit once the works would have been completed leaving the other owners with a multitude of problems once sold, as there are obvious signs of fragility of the back structure with huge cracks that run up the entire building. The proposed works will without a doubt in my mind create more weakness to the structure of our building, which is the main worry I have. I object with being left with structural problems that have an impact not only on safety but also financially, with insurance etc. once the ground floor has been extended and sold once the value has been added. It would be unfair of the new owners to assume that through their actions the adverse effects on the owners that actually live in the property would be welcomed. I am all for making investments with the hope of making a profit, but would never at the expense of other people I had not even had the decency or respect to have introduced myself to and discussed things with.

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