

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1764/P	GAMC Ltd	120 Gloucester Avenue London NW18HX	26/05/2016 11:16:54	OBJNOT	<p>Flat 4 120 Gloucester Avenue</p> <p>GAMC LTD is a company formed to run the freehold of 9 apartments, (approx. 13 residents), across 3 houses, 116 -120 GA. A meeting was recently held, at which 100% of the freeholders and residents affected were represented, and the following concerns were raised.</p> <ol style="list-style-type: none"> 1. The application does not reflect the schedule of works and plans submitted. This is not “Minor residential alterations” but very major ones and implies over-development. 2. Buildings structure. Camden council carried out a lateral conversion of the 3 houses in 1981 to create 9 dwellings. Since that time there have been 9 major building projects, (plus the conversion of Hobbs warehouse to flats and offices at the back). It is questionable whether the party walls of the buildings can withstand the weight of another floor being added to 120 as well as additional walls being built, particularly with HS2 tunnelling underneath us. Recently serious structural cracks in the party walls have had to be addressed in 120 caused by the ingress of water underneath from a Thames Water leak. A Buildings Impact Report, with regards to the above, is required. 3. Work implications on the residents of the buildings. How is the work to be carried out? Have the architects produced a Mode of construction plan? Scaffolding, skips, cranes, light reduction, noise and dust pollution, lowered security and parking will all impact gravely on the “right to peaceful enjoyment in one’s home”, of the residents for months/years and will cause disruption of normal life. 3 of the residents work from home and envisage disruption to their incomes. 3 of the residents are retired and do not go out to work all day, 1 of whom has a particularly vulnerable physical and mental state. An Impact assessment plan would be required. 4. Annexing common parts. The addition of 2 flights of stairs to flat 4’s demise will impact on the light to the common stairway as well as the space available on the landing outside flat 3, 120. The tenant in flat 3 has failing eyesight which could be an issue if light is reduced to her hallway. 5. Movement of kitchen to front of the building. The plan includes laying drainage pipes and under-floor heating from front to back, above the ceiling of flat 3, 120. This will cause issues with leakage, noise of waste water and access. Particular concern was raised, regarding the impact of this system and its installation, on the council tenant of flat 3, 120, whose health is fragile. <p>At the GAMC Ltd meeting of 19th May 2016, the freeholders and residents were represented by the following individuals;</p> <p>Flat 1, 120 Louise Whitestone (Director) Flat 2, 120 Rose Basone (Director) Flat 3, 120 Mike Bennett and Chinyerei Okpala (Camden Council) 118, Alex Shulis Flat 1, 116 Naseem Khan Flat 2, 116 Mike Bennett and Chinyerei Okpala (Camden Council) Flat 3, 116 Mike Bennett and Chinyerei Okpala (Camden Council) Flat 4, 116 Beverley Richards Mike Savva from Des Res (secretary) also attended.</p>