

10 fitzroy



There is a lamp post outside No. 20 and in previous times planning applications have been attached to it. In fact our own application last year was posted on at least 3 lampposts in the surrounding area and we were not carrying out ANY works that could be constituted as being a nuisance or a danger to these beautiful buildings.

Could you please advise us what are the rules as far as posting these notices is concerned. Who should be advised and how many notices should be posted and where.

We are sure that Camden appreciates the enormity of this proposal and its impact on the local community. Surely as responsible planners in local Government office you will not be allowing this to go forward without all the necessary checks and consultations that need to be put in place prior to any decision being taken and therefore hopefully will impose a stay of decision on this particular element of the planning application?

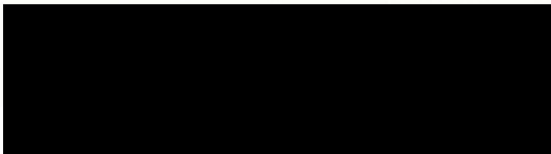
For your information, I have contacted our insurance company and advised them of the proposed excavation works. They in turn have responded to me with some concerns. It is their opinion that we will be perfectly with our legal rights to hold the London Borough of Camden responsible should any damage occur to our building at No 20 due to that Council's decision to pass the plans for the subterranean excavation works at No 19 without due consultation and advice from knowledgeable and independent advisors and further consultation with the local property owners. We are advised by them that there is Case Law for such a claim which has been successful in the past.

Finally we understand that following the decision by the Royal Borough of Kensington and Chelsea and also Westminster to adopt a new policy on basement development which clearly prohibits this type of excavation, that hopefully Camden is also proposing to introduce new regulations of the same order and in the circumstances will await the publication of the Local Plan before determining the subterranean element of the application.

We look forward to hearing from you.

[Redacted]  
Director

Cc Stuart Minty Head of Planning Camden  
Adam Harrison, Ward Councillor





9 June 2016

Head of Planning  
London Borough of Camden  
Camden Town Hall  
Judd Street  
London WC1H 9LZ

Dear Sirs,

**Planning Applications 2016/2825/L & 2016/2046/P for No 19 Fitzroy Square**

As the owner of No 20 Fitzroy Square which is situated directly opposite No 19, we have been advised by the Frontagers Association that the owners of the above property have applied for planning permission to renovate the property and to build a subterranean plunge pool some 25 feet below ground level along Conway Street.

I have been handed copies of all the plans for the refurbishment and can see quite clearly the proposed pool which is well below ground level and running along Conway Street in a new sub basement which they describe as to accommodate a 'small plunge pool' with proposed dimensions.

Please be advised that 10 Fitzroy Limited is strongly opposed to the concept of constructing such a structure below adjoining old and Listed buildings, and also because there has been a suggestion that the works could take up to three years.

We run serviced office accommodation at No 20 which is situated directly opposite to No 19 and the noise and disturbance that will be caused to all the occupiers of our building at No.20 and all of the surrounding buildings, will be unacceptable.

Having been on the receiving end of the lengthy and extremely noisy renovations and excavation works that took place at No 11 Fitzroy Square which are not yet completed and which started some 3 years ago opposite our two buildings No 10 Fitzroy Square and No 46 Fitzroy Street we must advise you that we will be objecting most strongly and vehemently to this proposal which, as already mentioned, will certainly disturb the foundations of these old and historic buildings.

I have read Camden's booklet which states their position with regard to basements and understand that you are proposing to tighten up on the rules and regulations in the same way that Kensington & Chelsea and Westminster now forbid subterranean structures of this type, due to the lasting harm that they do cause to the adjoining buildings, the foundations of which have sat undisturbed for hundreds of years.

[Redacted]  
Kay Williams  
Managing Director  
[Redacted]