



14 June 2016

Robert Lester
Case Officer
London Borough of Camden
Planning Department
Camden Town Hall
Judd Street
London W1CH 9LZ

Dear Mr Lester

No 19 Fitzroy Square/Conway Street
Your ref: 2016/2825L & 2016/2046/P

Following on from my letter dated 9 June 2016 (copy attached) to which I have yet to receive an acknowledgement, I wish to register once again this company's profound concern at the application to excavate to a subterranean level under both the house at No 18 and into Conway Street.

As a property owner in close proximity to the proposed works and also as a business rate payer whose business will be extremely affected by these excavation works we would wish to lodge our objection in the strongest terms possible.

We understand that the deadline date for this application has been extended until the 23 June 2016 but clearly this is insufficient time for any of the local residents to appoint their own professional bodies to conduct the necessary investigations into the proposed excavations and to then comment back in good time. Could you please confirm whether Camden is prepared to grant an extension of time for this application as we understand that pre-planning consultations have already taken place and as a concerned and affected property owner we would wish to be given sight of such meeting notes please and have time to comment back.

It is also of concern that Camden have not adhered to the correct procedures with regard to the display of notices in connection with these applications. There is only one, outside No 18 Fitzroy Square, and it does not mention the proposed excavation work along Conway Street and there is no notice being displayed anywhere on Conway Street where the entrance to No 19 is situated. Therefore the local residents have no knowledge of the application and the likely disruption to their lives that will occur and unfairly have not had any opportunity to study the proposal or comment.

Therefore, we question whether any officer from Camden has yet visited the site to investigate the enormous disruption to both the residents and these old and beautiful buildings. Furthermore, in view of the nature of the proposed excavation works I am sure it would have been good practice to ensure that all surrounding buildings that either abut or are within a stone's throw of No 19 would have had the courtesy of a notice.



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.

Yours sincerely



Kay Williams
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.

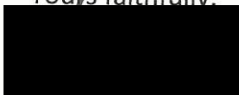
Please be advised that 10 Fitzroy Limited is strongly opposed to the concept of constructing such a structure below adjoining old and Listed buildings, and also because there has been a suggestion that the works could take up to three years.

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.

Yours faithfully,


Kay Williams
Managing Director

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