



Dear Sirs

We write as owners of a second floor flat at 27 Conway Street in regard to the above planning/listed building applications. We only came across the application a few days ago by chance when a concerned neighbour began to circulate details of the application to some of the other owners of flats at number 27.

We are surprised that the council did not include 27 Conway Street among the parties to be notified bearing in mind our close proximity to the subject property (which is diagonally opposite). In our judgement, we should have received details of the planning application so we could have had the opportunity, together with our neighbours, to comment on the application in a considered manner rather than having to respond in haste by the deadline of 23rd June.

In the circumstances we consider the council to be in breach of its statutory duty in failing to notify and we hereby request that the existing consultation period is declared null and void and the process started anew with all interested parties notified accordingly. May we please hear back from you in regard thereto as a matter of urgency.

In the event you decline the request for the consultation period to be commenced afresh we now turn as best we can in view of the limited time available to make representations to the substance of the application.

We are pleased to note the Camden Council has taken the lead in imposing stringent conditions on those wishing to embark upon basement excavations particularly in sensitive areas such as ours where there is an outstanding historic terrace dating back to 1797 or thereabouts.

We are particularly concerned about the damage that may be caused to 27 Conway Street as a result of the proposed excavation of the basement area. We recently carried out an internal refurbishment of our ground floor flat and can confirm that these lovely old buildings are "fragile". The foundations may well be unstable and the damage that may be caused to our properties is inestimable. Excavating basements can cause severe structural problems to neighbouring properties and should only be allowed, if at all, on the most stringent and closely monitored conditions.

In order to ascertain the risks that may be caused to the entire building at 27 it would be most advisable to obtain a structural engineer's report. As the works proposed at 19 Fitzroy Square only benefit the owner of that property it is only reasonable to impose an obligation on the applicant to meet the costs of such a report and the results of same considered before any planning application is determined. The detriment that may be caused to the neighbouring owners' listed buildings are such that on the information currently available the application should be rejected until the points referred to above have been addressed and considered.

Yours faithfully,

Paul and Tabitha Park



Sent from Windows Mail