



Dear Samir,

As you know, there have been many objections from Bedford Court Mansions to the proposed redevelopment of 15 Adeline Place WC1.

We have recently received an informal communication from the developers of 15 Adeline Place, saying that in view of our objections, their client has decided against

the proposed use of the roof area as a terrace and has decided not to proceed with this work. Some building work will be undertaken at roof top level including replacement of existing roof covering and air conditioning plant will be located on the rear section of the roof as originally planned.

- 1) these proposals have no legal standing, and have not received approval from Camden.
- 2) In previous applications to do with 15 Adeline Place, the same developers have made informal proposals like this to us but have not modified the original planning application.

We took what they said in good faith and allowed the original application to go through, but once permission was granted, the developers went ahead and did what they had originally intended, never mind their assurances to us. When we objected, they said we had approved the application.

Because of this precedent, a new amended planning application must be submitted to Camden by the developers so these proposals/modifications can be incorporated as part of the formal proposal, to avoid future disputes.

Also - the proposals have to be more specific:

Not proceed with the roof terrace work in part, or in whole?

Not proceed with the work permanently, or just at this time?

Just what work will be undertaken at roof top level?

Also - air conditioning - as you know the roof plan submitted is not to scale. Preliminary drilling on the roof suggests the piping for the air conditioning is much closer to the light well than the plans suggest, (actually the plans never indicated where the piping would go) and the units will also be closer to the light well than shown on the original plans, and this raises additional noise and air issues.

Summary: if you are told 15 Adeline Place have reached an agreement with Bedford Court Mansions, this is not the case.

Our original objections stand, and any proposals they want to make must be submitted to Camden as a detailed modification of the present planning application for 15 Adeline Place (most current version still not on the website).

Please let us know the current status of this application.

Thank you very much.

Dr Kaori O'Connor  
Senior Research Fellow,  
UCL Anthropology

