

20 July 2016

ATO Mr Philip Smith
London Borough of Camden
5 Pancras Square
London N1C 4AG

Dear Mr Smith

Re: Notification Under Article 11 Of Application For Planning Permission For Householder Development: Replacement of single-glazed aluminium horizontal sliding sash windows with polyester powder coated aluminium doubled-glazed casement windows at 1-19 Millman Place (Cons)/2-12 Millman Street

On behalf on the following leaseholders, Ian and Celia Pett (2d Millman Street), Mojida Begum (4 Millman Street), Feraidoun & Mrs Susan Shahlbakhti (8 Millman Street), [Dr Singh \(6B Millman Place\)](#), Bill Murray (7 Millman Place) and Nasima Begum (9 Millman Place) we write to oppose the planning application to replace the existing sliding aluminium windows with polyester powder coated aluminium doubled-glazed casement windows at 1-19 Millman Place/2-12 Millman Street.

Our objections are as follows:

- The poor quality and design of the replacement windows, which have already been replaced at 20-48 Millman Street. At the recent residents consultation meeting on 29 June 2016, which you attended, there were several complaints on these issues and in previous meetings, dissatisfaction with the replacement windows has been regularly voiced. Specifically, residents complain that rain drips into their flats when the casement windows are open, even if only slightly. Residents have also complained that the fitting and finish of the windows is of low quality, for instance, gaps between the walls and the window frame and the aluminium powder coating already peeling off the PVC.
- Proposed replacement windows are not in keeping with the original design of the building. The horizontal aluminium sliding windows are integral to the design of the buildings. This is relevant both to the aesthetic and functional aspects of the window design. Not only do the replacement casement windows spoil the look of the buildings but also because the buildings were not designed with casement windows, they do not function well either. This explains why rain leaks into the flats when the windows are open. At the residents' meeting, you proposed retrofitting some kind of 'drip channel' above the windows to reduce this problem. We feel that this would be further detrimental to the buildings' appearance and from a leaseholder perspective, potentially detrimental to the value of our properties as well.

- Availability of viable alternatives to proposed uPVC casement windows
At the residents' consultation meeting on 29 June 2016, you stated that the reason for selecting casement style replacements was because it was not possible to find suitable aluminium double glazed sliding units. However, we have identified several companies that offer such windows. We would be happy to provide contacts for the suppliers.

Finally, as leaseholders, we would like to know if we can opt out of the proposed window replacement should planning permission be granted. Some leaseholders are quite satisfied with their existing windows and since replacement does not constitute a repair, would decline the proposal.

Yours sincerely,

Ian and Celia Pett (2d Millman Street)
Mojida Begum (4 Millman Street)
Feraidoun & Mrs Susan Shahlbakhti (8 Millman Street)
[Dr Singh \(6B Millman Place\)](#)
Bill Murray (7 Millman Place)
Nasima Begum (9 Millman Place)

Cc Eva Reynolds, Consultation Officer Planned Works
Sue Vincent, Councillor, **Holborn & Covent Garden Ward**