

Dear Mr Tulloch,

Please could you confirm if you received my below email regarding the sale of communal garden at Islip Street.

I have looked at the online plan which shows the area sold to be the foot print of the 3 garages only.

As we can see from my photos attached a much larger area including the communal garden has been taken.

Please could you explain this to me, I do not understand how Camden Council have been allowed to sell our communal garden?

Yours sincerely,

Sarah Lummis

[REDACTED]

----- Forwarded Message -----

From: sarah lummis <[REDACTED]>

To: "Rob.Tulloch@camden.gov.uk" <Rob.Tulloch@camden.gov.uk>

Sent: Thursday, September 24, 2015 6:30 PM

Subject: Fw: WATER LEAK AND Proposed sale of land - Wolsey Mews and Islip Street, NW5

Dear Mr Tulloch,

You will note from my correspondence below with Ian Sumner that I am concerned about the building work to be undertaken on what appears to be formerly my garden until Camden Council appear to have sold it?

I understand a consultation letter about this was sent to neighbouring properties, including my block by the planning team. I did receive this and make objections at the time and raised queries about the build.

The link below shows the area for the build to be just the 3 x garages and not part of the Islip Street block communal garden. However on visiting the site I saw, as per my photos attached, that a large area of the communal garden has been fenced off and residents now have restricted access to the garden.

I am confused as to exactly which area will be built on and if Camden Council has sold off any of my communal garden to this developer? I have always been confused as to how Camden council are able to sell off land from the property that I bought, i.e. could they sell more land off of the garden in the future?

Please could you confirm exactly what has been sold and what is to be built on, as I show in my photos, the area fenced off by the hording is much larger than the block indicated on the plan to be just the garage area?

Generally, it is now pretty oppressive in the garden with the hording so close to the building and to me this seems very unfair on the residents, how long has the hording been up and when will work start?

I apologise for bombarding you with questions but I am very concerned about the property generally and I am not happy with the way that Camden has looked after or dealt with the property.

Yours sincerely,

Sarah Lummis
[REDACTED]

----- Forwarded Message -----

From: sarah lummis <[REDACTED]>
To: "Sumner, Ian" <[REDACTED]>
Sent: Thursday, September 24, 2015 6:13 PM
Subject: Re: WATER LEAK AND Proposed sale of land - Wolsey Mews and Islip Street, NW5

Dear Mr Sumner,

Thanks once again for your email response.

2 September

SL: I note that a large part of the garden and land at the back of my property has now been fenced off. Please could you update me on the proposals for this land as it is currently quite oppressive with the fencing. I of course very concerned about what will be built there as it's going to be in my back garden and very close to my property.

IS: A planning application for the site was registered on 13 July. This can be viewed online here:

<http://planningrecords.camden.gov.uk/Northgate/PlanningExplorer17/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=409915&XSLT=/Northgate/PlanningExplorer17/SiteFiles/Skins/Camden/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer17/SiteFiles/Skins/Camden/Menu/PL.xml&DAURI=PLANNING>

The link to the application drawings is at the bottom of the webpage.

A consultation letter about this was sent to neighbouring properties, including homes in your block by the planning team. Although the date for comments has closed, the planning team will still consider late comments as a decision hasn't been made yet. If you want to make a comment it would best to do this as soon as possible by emailing the case officer Rob Tulloch: Rob.Tulloch@camden.gov.uk

SL: Thanks for this, I did write to object at the time, and I will contact Rob Tulloch. As you can see from my attached photos, the area fenced off by the hording is much larger than the block indicated on the plan, is this just for access or has more land been sold off than originally mentioned. - I will ask Rob, but please note my concern here.

10 September

SL: Can you explain why the matter was not addressed or noted by the builders erecting the large hoarding around the garden which Camden Council has sold off?

IS: Most day-to-day and planned repairs to the Council's housing stock are carried out by one of our long-term 'partner' contractors, Keepmoat and Lakehouse. However, in this case, a different contractor was employed just to erect the fencing and we not receive any report of a leak from them.

SL: *Is there a reason the caretaker has never reported it?*

Are you living at Islip Street now as I note that our Leasehold Services team still have your correspondence address as Hall Floor Flat, 24 Thurlow Road, London, NW3 5PP? If this needs updating please inform Leasehold Services:

<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/housing/contact-leaseholder-services/>

SL: *Thanks, I am still at 24 Thurlow Road that is correct.*

Kind regards,

Sarah
[REDACTED]

From: "Sumner, Ian" <[REDACTED]>
To: "[REDACTED]" <[REDACTED]>
Sent: Tuesday, September 22, 2015 6:12 PM
Subject: FW: WATER LEAK AND Proposed sale of land - Wolsey Mews and Islip Street, NW5

Dear Ms Lummis

I'm writing in reply to the queries in your emails below:

2 September

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10 September

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Are you living at Islip Street now as I note that our Leasehold Services team still have your correspondence address as Hall Floor Flat, 24 Thurlow Road, London, NW3 5PP? If this needs updating please inform Leasehold Services:

<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/housing/contact-leaseholder-services/>

Kind regards, Ian

--

Ian Sumner
Senior Consultation & Engagement Officer

Telephone: 020 7974 4167

From: [REDACTED]
Sent: 14 September 2015 17:30
To: Sumner, Ian
Subject: Re: WATER LEAK AND Proposed sale of land - Wolsey Mews and Islip Street, NW5

Thanks Ian, and thank you for passing on my queries to your colleague.

Kind regards,

Sarah Lummis

From: "Sumner, Ian" <[REDACTED]>
To: sarah lummis <[REDACTED]>
Sent: Friday, September 11, 2015 2:31 PM
Subject: RE: WATER LEAK AND Proposed sale of land - Wolsey Mews and Islip Street, NW5

Dear Ms Lummis

I spoke yesterday to the officer in the Repairs Team you had spoken to.

She confirmed that an order has been placed for next week, that neighbours in the block have agreed to give access to the building, that operatives carry a set of standard padlock keys with them, and that they've been able to open the roof hatch previously.

The Repairs Team are best able to answer your questions so I have forwarded your email to them.

However, I will write again about Q.8 as the hoarding was ordered by the Regeneration Team, and not the Repairs Team.

Kind regards, Ian

-
Ian Sumner
Consultation & Engagement Officer

Telephone: 020 7974 4167

From: sarah lummis [REDACTED]
Sent: 10 September 2015 15:52
To: Sumner, Ian
Subject: Re: WATER LEAK AND Proposed sale of land - Wolsey Mews and Islip Street, NW5

Dear Mr Sumner,

Thank you very much for coming back to me on this, I missed a call from the repairs team earlier but they left a message to say that the Repairs Team will visit Islip Street on Tuesday 15 September between 8am and 10am. I just called to ask some questions regarding the visit but unfortunately the young girl I spoke to was not able to answer my questions satisfactorily and so I wonder if you would please confirm the following:

1. Are the repairs team able to independently access the building and the roof hatch which I believe has a padlock fitted by Camden Council?
2. Will the repairs team try and fix the leak there and then?
3. If they are unable to fix the leak what will happen next?
4. Will anyone re-visit the property to check on the repairs once the work is completed?
5. Has anyone other than me reported this leak in the past? If so when was it first reported?
6. What will be done to repair the damage to the wall and paving at ground level? If the leak has been occurring for 1 or 2 years presumably the ground floor flat that it has affected will be damaged inside and out, will this be addressed? Is that flat unoccupied - I am astonished that the person living there has not reported or been affected by the leak as the noise and water damage must have been invasive?
7. Can you explain how the matter was not addressed by the caretaker?
8. Can you explain why the matter was not addressed or noted by the builders erecting the large hoarding around the garden which Camden Council has sold off?
9. Can you explain why Camden Council did not address the issue on the two previous occasions that I reported it?
10. Who will pay for these repairs? Are they covered by the Zurich insurance policy?
11. Lastly, please can you keep me informed as to the findings on 15th September and what is to be done to make the repairs not only to the leak but the damage done.

Yours sincerely,

Sarah Lummis
[REDACTED]

[REDACTED]

From: "Sumner, Ian" <[REDACTED]>
To: Sarah Lummis <[REDACTED]>
Sent: Wednesday, September 9, 2015 5:17 PM
Subject: RE: WATER LEAK AND Proposed sale of land - Wolsey Mews and Islip Street, NW5

Dear Ms Lummis

Thank you for your email.

I will write again once I've spoken to colleagues about the queries you've raised.

Kind regards, Ian

--

Ian Sumner
Consultation & Engagement Officer

Telephone: 020 7974 4167

From: [REDACTED]
Sent: 02 September 2015 12:58
To: Sumner, Ian
Subject: WATER LEAK AND Proposed sale of land - Wolsey Mews and Islip Street, NW5

Dear Ian,

I note that a large part of the garden and land at the back of my property has now been fenced off. Please could you update me on the proposals for this land as it is currently quite oppressive with the fencing. I of course very concerned about what will be built there as it's going to be in my back garden and very close to my property.

Further to this I have reported a massive leak at the back of the property 2 or 3 times. It has been pouring out of the soffitt board for over two years, I have pictures of it running through a satellite dish today. The wall below and paving are soaked and undoubtably damaged and in need of repair.

I consider this neglectful of Camden Council. I pay a huge annual service charge for CC to maintain the property including a care taker. I don't believe the caretaker can have been looking after the property for at least two years as this leak has not been attended to.

You had the wooden fencing erected in the garden to sell the land but you still haven't repaired this leak.

I will be outraged if you send me a bill for repairs to the wall, foundations, roof and paving as CC has been negligent in the upkeep of the property.

Below are two references relating to my correspondence on the leak this year.

Please can you look in to this urgently as the damage will be extensive by now.

Ref: 1858781-1 phone conversations with Camden Council.

Ref: 7321 - 7B Islip Street - 103766623, correspondence with Tian Blake

Yours sincerely,

Sarah Lummis
[REDACTED]

Ian Sumner
Consultation & Engagement Officer
Repairs and Improvements
Housing and Adult Social Care
London Borough of Camden

Telephone: 020 7974 4167
Mobile: [REDACTED]
Fax: 020 7916 2010
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33-35 Jamestown Road
London NW1 7DB

Please consider the environment before printing this email.

On 28 Nov 2012, at 14:23, Sumner, Ian <[REDACTED]> wrote:
Dear Ms Lummis

Thank you for your letter of 11 November.

In answer to your concerns as listed:

1. Will the sale of the land generate a better environment for the people living in close proximity?

We envisage that the planning process would result in a suitable redevelopment proposal for this site which would, in turn, improve the immediate environment e.g. the unused garages could be replaced by contemporary homes, resulting in an improved outlook from surrounding buildings and increased passive surveillance of Wolsey Mews.

2. What might be built on the land, what restrictions would there be for any building?

If re-development on this site was to proceed, it would be on the basis of a planning statement prepared by Camden's planning team detailing what re-development might be possible in the context of local planning constraints which would include, for instance, proximity and height of surrounding buildings, and the impact on light and sunlight.

3. Would there be a time restriction on building on land, i.e. the land may dug out but left for several years and potentially be an eyesore.

If planning permission was obtained its implementation would be time-limited to three years from the date of consent.

4. Would it be used for commercial or residential use?

The planning process would determine the site's use, but either commercial or residential use might be found acceptable.

5. As a leaseholder do I own a share of this land? There is no map attached in your letter, please can you send me a plan illustrating the exact plot of land to be.

Your leasehold demise is set out in the plan attached to your lease. You have a legal leasehold interest in the residential accommodation defined in that lease and rights of access to your leasehold accommodation via the common parts of the block. Some of our original letters misprinted, so we re-sent them all. I have attached a copy of that letter showing the plot in red.

6. What would the height restriction be for building on this land.
Please see 2. above.

7. If I do object to your plan how will this affect the proposal, would I need to take further.

All responses received will be collated into a report for senior officers and the Cabinet Member for Housing, Councillor Julian Fulbrook, from which a decision will be made whether or not to proceed with the proposal to sell the site.

I have informed Leaseholder Services of your new address and updated my address list.

Kind regards, Ian

Ian Sumner
Consultation & Engagement Officer
Repairs and Improvements
Housing and Adult Social Care
London Borough of Camden

Telephone: 020 7974 4167
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