

**17 FITZROY SQUARE
W1T 6EG**

Robert Lester Esq.,
Case Officer

Camden Council

Friday 10th June 2016

Dear Mr Lester,

RE: No.19 Fitzroy Square / Conway Street – Double basement with a 30 ft private pool – Ref. 2016/2825/L and 2016/2046/P

This is a letter to ask the Council for an extension of the period of consultation and a stay of decision to the Council in connection with the application from no. 19 Fitzroy Square. Whilst I understand that the consultation period has been subject of a short extension to 23 June 2016, I request a further extension.

1. No notice on Conway Street at all and no mention of the pool in the notice in front of our house

Our neighbours at 18 Fitzroy Square have now received the dreaded notification about the extensive redevelopment project with a double basement (i.e. underneath the lower ground floor) for a pool, gym & al under the back of no 19 Fitzroy Square. They are among the few who have received it by post.

One single notice has gone up on 1st June in front of no. 18 in Fitzroy Square but nothing in Conway Street! This is where the entrance is to number 19, and where the works will affect massively the lives of the residents; the double basement with pool will be dug on Conway Street side of the property, below the existing lower ground floor, together with extensive demolition of the existing building. One notice only, and in front of no.18 is completely insufficient, in addition to which it does not mention the pool, which is material element, as pools in basements present special challenges. We have spoken to neighbours in Conway Street who were not aware of what is about to hit them until yesterday, and only as a result of my conversations with them.

2. Extensive documentation to be considered and length of the works

It is impossible to review the reports, the plans and all the documents, seek specialist advice as necessary, and produce meaningful comments, in the time allowed. The applicants had months to prepare all these highly technical documents, which relate to a Grade II * listed house. It is only right and fair that we have enough time to read them, understand them and comment on them.

The consultation period has included half term week which has restricted the ability of residents to grapple with these documents.

We note that no 19 has been bought by a company, which suggests that the buildings may be developed with a view to being resold. For us, this is not a commercial project, this is our life: residents, the school, the embassies and the businesses, all of whom will be severely affected must have enough notice as well as time to consider this application and allow their concerns to be discussed. We expect the works will cause 2 years of nuisance.

3. The consultation period for the planning permission for a private lift at no.15 has been extended until December 2016. ref. 2016/0028/L

A fortiori should this application's consultation period, as the works involve not only a lift but also a double basement and a pool and therefore are much more extensive than the ones at no. 15.

4. Request for a stay of decision on the planning application altogether until the new policies have been adopted as clearly contravenes the new policies

We understand from reading the reports filed by Rolfe Judd, the developers' planning consultants, that pre-planning discussions have taken place. We would be grateful for a copy of any correspondence in this regard.

We note that the Council proposes to adopt a new policy on basement development which would clearly prohibit development of the type proposed. In similar circumstances in autumn 2014, the Royal Borough of Kensington and Chelsea declined to determine planning applications until those policies had been finalised. We invite the Council to take the same approach here, i.e. to await the Local Plan.

I look forward to hearing from you.

Kind regards

Gary and Lauren Kemp

cc. Stuart Minty Esq., Head of Planning
Adam Harrison, Ward Councillor