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| Application No: 2016/4382/P | Consultees Name: Colin Fraser | Consultees Addr: C/O ADCB 9th Floor Head Office Salam Street PO Box 939 Abu Dhabi United Arab Emirates | Received: 07/11/2016 09:41:35 | Comment: OBJECTION. | Response: Attention Mr Hugh Miller |
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I am owner of 25 John's Mews (which is presently being rented to third parties) which I would ask you to note and acknowledge for the record.

The proposed development of 25 John's Mews affects me given the properties adjoin and therefore are very likely to require a Party Wall agreement / arrangement and or other agreements as guided by you / Camden Council.

As I live overseas I was unaware of the proposed development until 04-11-2016 (where I was made aware by my letting agent) and as such I have not had much or reasonable time to review the proposal in as much detail as I would like.

The time period is too short also for me to be able to travel to London to review the position on the ground.

I am also still in the process of appointing a suitable Surveyor to represent me going forward.

As such my comments on the proposal are necessarily initial and ideally i would appreciate some additional time to be able to input to the process having had the time to take suitable professional advice. However I note a potential deadline to comment by 08-11-2016 and thought it important to submit at least some initial concerns and objections within this timeframe.

Please note that I have not had the opportunity to talk or correspond to the owners of the property, Mr and Mrs O'Toole.

Other than the risks to my (grade 2 Listed) property as a result of the works I am concerned over the structure and set up of the new roof proposed for 25 John's Mews.

With regard the construction, an initial review of the submissions (and without the ability due to time constraints since becoming aware of the proposed development to take detailed professional advice at this stage) does not help me understand, inter alia :

- what construction techniques would be used
- how the demolition would be performed
- the extent of the demolition works, and
- how the proposed demolition would relate to my adjoining property.

Given this i therefore do not know how much risk is entailed in the demolition works nor the credentials of the entity / people / business that would perform these works. Nor am i clear on how the work would be independently supervised and what quality control would be used.

Post demolition and with regard to the rebuilding of the property behind the retained facade I am not

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| | | | | <p>I am not clear what work would be done related to matters such as noise proofing, weather proofing and whether the new construction approach and materials would offer more or less insulation than the present arrangement, nor what materials would be used.</p> <p>I am further unclear whether there would be any proposed breach of the integrity of my wall under the proposals (e.g. such as to "tie" the walls together in any way or related to any required services / conduits etc.</p> <p>These, and in all likelihood other, issues should be reviewed by a Surveyor or other suitable professional acting in my interests at the expense of the developing parties. I wish to reserve the right to engage such professional parties on these terms and have them input to the process in my interests and those of my Listed property.</p> <p>Please also note I needs sufficient time to inform my insurers and mortgage Lender under the terms of these arrangements as to have their inputs and concerns addressed prior to any work activity being commenced / undertaken which otherwise could result in breaches of contract with these third / interested parties.</p> <p>With regard to the design of the proposed new roof structure I am concerned to understand more clearly than the plans / visual renderings available on the Camden Council web-site how this will change the relationship with my own property.</p> <p>I would like to understand what would change in terms of natural light available to the roof of 25 John's Mews which has a roof terrace in the vicinity as well as the impact of the proposed increase to the height of the proposed roof arrangement.</p> <p>In addition an understanding of reflected natural / sun light would need to be understood.</p> <p>I would also like to understand more precisely how the proposed "conservatory like section", which I understand will be primarily constructed from glass towards the rear of the proposed roof development, will affect privacy of the roof terrace and roof environment of 25 John's Mews and whether this creates an unacceptable change to the present privacy of roof terrace.</p> <p>In terms of the administrative arrangements on the web-site form I am using to provide input and feedback via this submission, I would ask you to note that I have ticked the form boxes relating to the ability to attend the Committee and to speak at Committee however given my present overseas residence I would ask that should I be unable to travel and attend in person, my Surveyor (or another nominated individual advised to you in advance) be permitted to attend / speak as appropriate and generally represent my best interests in this or other similar forum.</p> | <p>clear what requirements and techniques would be employed and what risk this presents to the adjoining wall belonging to my property nor, consequently, how this should be best professionally mitigated.</p> |

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I would ask that you please advise should the above in any way needs to be submitted additionally, e.g. in writing or via a competent agent of any kind, to bear greater weight in your deliberations given the developer has used a number of exters to complete their submission to you for development approvals.

Thank you for your consideration, review and guidance.

Colin Fraser

