

| Application No: | Consultees Name: | Consultees Addr:                                    | Received:           | Comment: | Response:  |
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| 2016/1345/P     | Stuart Fletcher  | 3 Crabtree<br>Whitfield Street<br>London<br>W1T 2AT | 21/12/2016 19:41:48 | COMMNT   | <p>“I am writing as a shareholder of the freehold and as a resident of Crabtree Place, 7 - 15 Whitfield Street, London W1T 2AT (“Crabtree Place”) to repeat objections previously raised and to raise additional objections to the application re 28 Charlotte St, Ref 2016/1345/P, as amended.</p> <p>1. The Applicant"s plans for 28 Charlotte Street cause a number of concerns and I wish to raise a number of objections. As the rear of the property fronts Crabtree Place, the installation of a two storey window will mean we are overlooked by the residents of 28 Charlotte Street. Second, the residents of houses 9 and 10 Crabtree Place will be overlooked by the proposed opaque side windows at the rear of the Applicant"s property. Third, the excavation of the basement will result in considerable disruption to the ground and could undermine the stability of parts of our development. Fourth, the commercial premises at 7 Whitfield Street extends down two storey"s. It will share a party wall with the proposed basement extension. Fifth, the proposed additional storey on top of the extension threatens the loss of light and enjoyment of a number of residences in Crabtree Place.</p> <p>2. Additionally I ask the Council to take note of the fact that the scope of the two reports on which the Council is invited to rely as to damage settlement risk ignores the potential impact on Crabtree Place. Crabtree Place bounds two sides of the proposed basement extension and are overlooked, intrusively, by the proposed addition of two storeys. (See Cundall Report at Section 1.2 which states that its scope encompasses only the potential impacts on 30 &amp; 32 Charlotte St and see Campbell Reith Report at Section 4.19 which relies on the Cundall Report"s conclusions as to predicted settlement damage). Thus the Council lacks sufficient information to reach an informed decision.</p> <p>3. I urge the Council to reject the application to build the basement extension and further two storeys. If the Council do not elect to reject it now, before considering approval we urge the Council to commission a full impact assessment of the risk to Crabtree Place, including as to settlement risk, infringement of existing rights of enjoyment, disruption during construction, etc.</p> <p>4. Also, I also the Council to consider extending the comment period to allow affected residents away for the Christmas and New Year holidays sufficient time to review and comment on the amended proposals. It would not serve anyone other than the proposer for these plans to slip through due to the timing of the amendment comment period.</p> <p>Sincerely,<br/>Stuart R. Fletcher<br/>3, Crabtree Place,<br/>London,<br/>W1T 2AT”</p> |

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| 2016/1345/P     | Dan Fitz         | 4 Crabtree Place<br>London<br>W1T 2AT | 21/12/2016 17:49:13 | OBJ      | <p>I am writing on behalf of the freeholder and as a resident of Crabtree Place, 7 - 15 Whitfield Street, London W1T 2AT ("Crabtree Place") to repeat objections previously raised and to raise additional objections to the application re 28 Charlotte St, Ref 2016/1345/P, as amended.</p> <ol style="list-style-type: none"> <li>1. The objections stand that I raised via the website on 06/06/2016 (your ref 20609745). I have pasted that objection below for your ease of reference.</li> <li>2. Additionally I ask the Council to take note of the fact that the scope of the two reports on which the Council is invited to rely as to damage settlement risk ignores the potential impact on Crabtree Place. Crabtree Place bounds two sides of the proposed basement extension and are overlooked, intrusively, by the proposed addition of two storeys. (See Cundall Report at Section 1.2 which states that its scope encompasses only the potential impacts on 30 &amp; 32 Charlotte St and see Campbell Reith Report at Section 4.19 which relies on the Cundall Report's conclusions as to predicted settlement damage). Thus the Council lacks sufficient information to reach an informed decision.</li> <li>3. I urge the Council to reject the application to build the basement extension and further two storeys. If the Council do not elect to reject it now, before considering approval we urge the Council to commission a full impact assessment of the risk to Crabtree Place, including as to settlement risk, infringement of existing rights of enjoyment, disruption during construction, etc.</li> <li>4. Also, I also the Council to consider extending the comment period to allow affected residents away for the Christmas and New Year holidays sufficient time to review and comment on the amended proposals. It would not serve anyone other than the proposer for these plans to slip through due to the timing of the amendment comment period.</li> </ol> <p>Sincerely,<br/>Dan Fitz<br/>Director, Crabtree Freehold Ltd<br/>Copy of comments lodged on 06/06/2016.<br/>Dear Camden Council,</p> <p>I am writing on behalf of the freeholder of 7 - 15 Whitfield Street, which holds the freeholds of Crabtree Place, Crabtree House and 7 Whitfield Street.</p> <p>We have only just learned of the Applicant's plans for 28 Charlotte Street and wish to raise a number of objections. As the rear of the property fronts Crabtree Place, the installation of a two storey window will mean we are overlooked by the residents of 28 Charlotte Street. Second, the residents of houses 9 and 10 Crabtree Place will be overlooked by the proposed opaque side windows at the rear of the Applicant's property. Third, the excavation of the basement will result in considerable disruption to the ground and could undermine the stability of parts of our development. Fourth, the commercial premises at 7 Whitfield Street extends down two storeys. It will share a party wall with the proposed basement extension. Fifth, the proposed additional storey on top of the extension threatens the loss of light and enjoyment of a number of residences in Crabtree Place.</p> <p>On behalf of the freeholder, and on my own behalf as a resident, I request notice of any application hearing and the opportunity to speak.</p> <p>With best regards,</p> |

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|                        |                         |                         |                  |                 | Dan Fitz, Director |

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