

Hazelton, Laura

Subject: FW: BELOW ARE UNDERLINED AMENDMENTS TO MY LETTER YESTERDAY.

From: Sheila [REDACTED]
Sent: 19 January 2017 09:11
To: Hazelton, Laura
Subject: BELOW ARE UNDERLINED AMENDMENTS TO MY LETTER YESTERDAY.

**Apologies for errors & any inconvenience.
I have made amendments to my letter sent yesterday, they are underlined
below**

**63, NETHERHALL GARDENS,
LONDON NW3 5RE**

Ms. Laura
Hazelton,
Planning Officer,
Planning Solutions Team,
London Borough of Camden
17th. January 2017

Dear Ms. Hazelton,

RE. 70 Maresfield Gardens London NW3 5TD

**Retrospective planning permission for replacement timber windows to 8 x residential
units in block Application number: 2016/3887/P for Full Planning Permission**

Regarding the above application, I wish to request the application is refused.

70, Maresfield Gardens is a very attractive Edwardian house.

It is a very important building within our Conservation Area.

In a Conservation Area all repairs and changes must be "Like for Like" Residents have to conform to this, and, I believe Camden Council should, also.

Many of the windows are not easily viewed from the street.

Other neighbours and I requested access to the building and the large garden, which was given by a resident..

We noted the new windows lacked the upper section, which can be opened.

Plus a number of the windows appear NOT to have been fitted correctly.

Obviously, we could not examine, closely, all the new double glazed windows.

However, we noted that some window panes had condensation between the two panes of glass.

I am not an expert, but am aware, from my own experience,

this indicates there is a fault, which should NOT occur so soon after the windows were installed.

This appears to indicate they are not fit for purpose.

(In my experience, in flats I own in Manchester, it occurred after a few double glazed windows had been in situ, for over twenty years.

RE. 70 Maresfield Gardens London NW3 5TD

But several have not suffered condensation, after twenty-five years.

(In fact the new windows give the appearance of being made from uPVC. However we were told the new windows are made of wood. But appear to be of soft wood. Not hard wood.)

A lot of work appeared to take place during 2013 / 2014. (Scaffolding was installed for a long time.)

Additional observations.

We noted that some of the exterior decorative Shutters are missing? I believe they were removed by the Contractors. Some of the paintwork is already peeling on the shutters and windows..

Also, some of the Shutter fittings are different from the original, or are missing?

During the time the exterior work was being carried out, I had to deliver an item to one of the Residents. I saw water was leaking from the roof / ceiling onto the first floor landing, into a large container. I recall being horrified at the amount of the water.

I have spoken briefly to one of the Leaseholders at 70, Maresfield Gardens, and I believe the requirements, including consultations, under Section 20 of the COMMONHOLD & LEASEHOLD REFORM ACT 2002, were not applied??

I believe the law requires that leaseholders must be consulted before the landlord carries out qualifying works or enters into a long-term agreement for the provision of services. I believe that Freeholders who are local Councils have to conform to this Section, did Camden Council??

Yours sincerely,

Sheila Jalving (Mrs.)