

MONIKA CARO
70E MARESFIELD GARDENS
LONDON NW3 5TD

PLANNING APPLICATION FOR A RETROSPECTIVE ORDER (2016/3887/P
BY COLIN KENNY (CAMDEN COUNCIL)

For

RETROSPECTIVE PLANNING PERMISSION FOR REPLACEMENT TIMBER WINDOWS TO 8 X
RESIDENTIAL UNITS

AT

70 MARESFIELD GARDENS LONDON NW3 5TD

MS. Laura Hazelton
Planning Officer
Planning Solutions team

15th January 2017

Dear Ms. Hazelton

With reference to the above application for a retrospective planning permission for the replacement timber windows 8 units x:

I wish to give my comments and objections which are as follows:

On the 11th May 2014: Windows were being replaced at the above address and to the horror of the residents none of the replacement windows were 'LIKE FOR LIKE'.

1.

'LIKE FOR LIKE' windows had to be installed at 70 Maresfield Gardens NW3 as this beautiful late 1901 Edwardian house standing in a huge Conservation area.

2.

'LIKE FOR LIKE' was promised in writing to the leaseholders and also at a meeting between the Residents (Leaseholders and Renters), Camden Council and Apollo (Keepmoat) at the above address on the 13th May 2013

3.

When the replacement windows were installed into my Dining room' Sitting room and Kitchen, it was sheer fluke that I saw them and realised that they had NO resembles to the previous windows and they were also made from soft wood instead of hard wood.

I stopped the work continuing and refused Apollo (Keepmoat) to remove my original bedroom windows and told Apollo to put in storage the windows they had removed.

4.

The windows that had already been replaced had been measured incorrectly and example of this can be seen in Flat A and Flat E.

Because the windows are too big, Apollo (Keepmoat) hammered the Edwardian brick work to get these windows to fit in and therefore have damaged the brick work and Edwardian Motive that are above some of the original Edwardian windows

5.

Inside some of the flats there are huge gaps surround the replacement windows and some of the residents have put foil into the gaps.

6.

The new double glazed window panes are surrounded with black seal instead of silver.

7.

All the new double glazed window panes ARE PERMENTLY STEAMED UP so no one can see out of these panes.

8.

The Residents informed Colin Kenny (Camden) who was in charge of overseeing ALL the exterior works at 70 Maresfield gardens, (right from the beginning) that he needed planning permission to put in completely different style windows under Section 20 of the CommonHold & Leasehold Reform Act 2002 and also there has to be consultation with the residents and that the residents would not agree to the different style. To which Mr. Kenny again became very agitated and informed us that he did NOT need to apply for planning permission.

Now it has proven that we the residents were right and Colin Kenny was wrong

9.

I suggested to Apollo (Keepmoat) that they use my existing Edwardian bedroom windows as a template, and three times they made an appointment to visit me and three times they did not turn up. After the third time that no one came I tried to get hold of Apollo (Keepmoat) without much success, and a few weeks later I received an email from Apollo (Keepmoat) No apology, just one line informing me that they had handed the works back to Camden.

Apollo (Keepmoat) have also damage the Edwardian shutters that are on either side of the windows they are supposed to be held back by special Edwardian hinges and handles.

Apollo removed the hinges and threw them at the top of the back garden (we are still finding them when there is heavy rain) as for the Edwardian Handles with the exception of three the rest were stolen.

Apollo have screwed the top of these Edwardian shutter to the brick work to keep them in place which now has made the wood of the shutter and the paint work split and bubbling like the rest of the paint work on the exterior of this house because it has been painted with plastic paint therefore the wood cannot breath and all the plastic paint is now bubbling and splitting.

Using plastic paint in a conservation area is not allowed.

Again Colin Kenny and Apollo would not listen to us.

10.

Most of the residents in this house are senior citizens and some are disabled and have lived in this house between forty nine years, thirty eight years, and twenty eight years.

70 Maresfield Gardens is a family house where the residents treat each other as family and we all love this house and its history and we are all devastated at how this house and we the residents have been treated so horrifically during 2013 - 2015.

So please help us by not allowing this Retrospective Order to go through, unless the windows are 'Like for Like' by using MY Edwardian bedroom windows as a template.

It is due to this house that this huge conservation area was formed.

I have given Laura Hazelton from Camden's Planning Department some photographs to show how this house looked with the lovely Edwardian windows when we moved in forty nine years ago and also photos on the damage Colin Kenny (Camden Council) allowed Apollo (Keepmoat) to get away with. This house has lost its beautiful appearance and it looks a very sad house.

No longer do the tourists who visit Freud's house come up the road to photograph our house because of its appearance which has change due to what has been done to it.

Thank you so much for giving me your time and consideration and I await your earliest reply

Yours Sincerely

Monika Care 
Flat E. 70 Maresfield Gardens NW3 5TD