

[REDACTED]

From: Diver, John
Sent: 02 June 2017 11:00
To: Planning
Subject: FW: 24052017 Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT

Importance: High

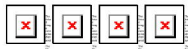
Morning,

Could you please upload this objection comment to application 2016/7146/P?

Thank you,

John Diver
Planning Officer

Telephone: 02079746368



From: Glen Robinson [mailto:[REDACTED]]
Sent: 24 May 2017 10:02
To: Diver, John [REDACTED]
Cc: hilary King <[REDACTED]>
Subject: 24052017 Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT
Importance: High

24052017

Dear John

Re: Objections to Application PA2016_7146_P 31 Willoughby Road NW3 1RT

Thank you for speaking to me on Monday 22052017. We collectively here at Willow Cottages are concerned by the applicant's 12052017 BIA document that responded to the Campbell Reith audit 12466-50 Rev D1 audit document of the original BIA document. The numerous and more than valid queries raised by CR have in our view not been answered in any constructive nor substantive way. We await Campbell Reith's further response which we hope reflects our position. I understand you expect to receive CR response02 by the end of week commencing 29 May. Please do keep us updated.

As mentioned when we spoke, that whilst the comprehensive CR audit document did mention the need for more information and more analysis specific to the many very real deleterious impacts on the listed Willow Cottages rear boundary retaining wall, the need for such further and more in depth analysis should also be extended to the listed Willow Cottages as well.

In our submitted objection document, you will see that the 5m impact zone actually includes specifically the rear structural terrace wall of 40, 39, 38, 37 Willow Cottages [see diagram Key 1 page 14] as well as the internal structural party walls of 39,38 and 37 Willow Cottages. This is very important to note as the proposed works will

impact directly not only on structure and building fabric of these specific listed cottages, but also on the whole terrace as the cottages are constructed as a single and continuous entity within the level trench that contains the listed terrace. Remember too that the terrace and retaining wall are formed in poor materials with minimal foundations. The basement works impacts will cause much damage. Being listed and being of poor construction clearly requires a much higher duty of care. Please pass on this information to Campbell Reith so that their second audit incorporates these concerns.

Please do not hesitate to contact me if you require any further information

Kind Regards

Glen
Cc Willow Cottages

From: Glen Robinson
Sent: Sunday, May 21, 2017 07:57 PM
To: 'Diver, John' [REDACTED]
Cc: hilary King [REDACTED]
Subject: 21052017 Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT
Importance: High

21052017

Dear John

Thank you for coming back to me. Before I press on with Willoughby Road matters, please accept my deepest sympathies and condolences and wish you strength.

I tried to call on Friday to speak to you about the Applicants 12 May 2017 response document [3 pages] in order to get an update plus your thoughts and comments as obviously, we here at Willow Cottagers are deeply concerned. Please email me a time which suits you for me to call.

In reading the applicants 12052017 response to CR document, it seems that that have not responded to any of the very real and reasonable concerns that either we here at listed Willow Cottages or Campbell Reith [by way of their comprehensive document] have legitimately raised. It seems to me that their response is neither substantive nor adequate. In fact, the 12052017 reply seems to merely add insult to injury in that their formal responses are essentially nothing more than [1] blanket rebuttals, [2] denials that Willow Cottages [**both the listed retaining wall and the rear of the listed cottages themselves**] will be impacted upon, and [3] without any additional substantive data nor analysis. Obviously, we are keen to see what Campbell Reith's formal response is and assume that it will show the Applicant's 12052017 response to be more than inadequate.

Given this I / we hope that the application will now be refused as they have failed to deal with the very real and detrimental potential impacts on the listed Willow Cottages and immediate environs.

Thank you once again

Kind Regards

Glen

From: Diver, John [mailto:[REDACTED]]
Sent: Tuesday, May 16, 2017 03:10 PM

To: Glen Robinson [redacted]
Cc: hilary King <[redacted]>
Subject: RE: 02052017 Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT

Dear Glen,

Apologies, I had to be out of the office for a while for personal reasons and have only just had the chance to update you with regards to this application.

As you will have seen, Campbell Reith published their Initial BIA Audit Report towards the end of March (21st) which raised a number of concerns in association with the BIA report submitted by the applicants. These raised concerns are summarised within the initial audit report which is available on our website.

In response to this initial audit, the applicants were offered the opportunity to respond to these raised concerns and on the 12th May, a formal response prepared by GEA (the applicant's engineers) was submitted to the Council and published on our website. This additional info was sent on to Campbell Reith last week who plan to have prepared a formal response towards the end of May/start of June. I will be sure to updated you once their formal response has been published.

Kind regards,

John Diver
Planning Officer
Development Management
Supporting Communities
London Borough of Camden

Telephone: 02079746368
Web: camden.gov.uk
2nd Floor
5 Pancras Square
London N1C 4AG

Please consider the environment before printing this email.

From: Glen Robinson [[mailto:\[redacted\]](mailto:[redacted])]
Sent: 02 May 2017 17:15
To: Diver, John <[redacted]>
Cc: hilary King [redacted]
Subject: 02052017 Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT

02052017

Good afternoon John

I hope my email finds you well. As I have just got back, I thought it best to write you a quick email in order to get an update from you please regarding the proposed basement works application at 31 Willoughby Road [application PA2016_7146_P].

Please send me an email or if easier I can call you at a time that best suits you as I and my fellow neighbours here at Willow Cottages are very concerned and wish to find out where this application currently stands in terms of LBC consideration of any new BIA documentation that may have been or is about to be submitted by the applicant and / or their agent.

Thank you for your ongoing assistance in this matter

Kind Regards

Glen [Robinson]
39 Willow Cottages

From: Glen Robinson
Sent: Tuesday, March 14, 2017 11:41 AM
To: Diver, John [REDACTED]
Subject: RE: Automatic reply: 13022017 Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT

14032017

Good morning John

A quick email to see if you have had an initial response to the BIA et al for 31 Willoughby Road from CR? Can I ask you for an update too please? Thank you too for visiting us to get a sense of context and viewing our individual plus collective concerns regarding the application and it's numerous impacts.

Kind regards Glen

Sent from my Windows Phone

From: [Diver, John](#)
Sent: 13/02/2017 10:06
To: [Glen Robinson](#)
Subject: Automatic reply: 13022017 Objections to Application PA2016_7146_P Proposed basement Works at 31 Willoughby Road NW3 1RT

Thank you for your email, I am out of the office this week but will reply when I return to the office on Monday 20th.

For all urgent matters, or matters relating to on-going applications please email my line manager David Fowler using the following email:

[REDACTED]

Kind regards,

John Diver
Planning Officer
Regeneration and Planning
Supporting Communities
London Borough of Camden

Telephone: 02079746368
Web: camden.gov.uk

2nd Floor
5 Pancras Square
London N1C 4AG

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