



Regarding application 2017/1465/P

Hi Samir,

Sorry to trouble you directly - one of your colleagues suggested it would be best to make direct contact under the circumstances.

It's relating to the above planning application. I never received an email notification, and only noticed it on the lampost at the weekend. But your colleague said there is still time to make comments.

As a bit of background and detail:

1. We live at No. 26 St. Edmunds Terrace. Our house where we have lived for more than 15 years, is directly opposite the proposed application.

2. In 2009 Guinness Court decided to develop the site, and for a period of 4 years we endured considerable building works, noise and disruption - but we took it that no further works would be granted, for several reasons:

a. The refuse store currently sits much closer to our property than previously, and we were assured that this would not cause any building concern. In fact it caused major problems in terms of the adjustment to the water table - particular also because of the underground car park that was built. It resulted in our house, and two of our neighbours (28 and 28b) experiencing mold and water ingress caused by the building works. We were forced to renovate our property to install a better water membrane. The water table is now roughly 2.8 metre during winter and

autumn. Converting the refuse site into a dwelling with a basement will directly affect again the water table. These comments were made also during their previous application on the 24th April 2017 but I am not sure if they were conveyed to Marcus Cooper who took over the Freehold.

b. The refuse building was in our opinion a naive piece of planning by Guinness Court as we knew that refuse trucks would not be able to reverse in to access it. From day one, sure enough the refuse trucks refused to access them, and in our opinion it feels somewhat like a ruse to say that the refuse building is can now be habitable. We would prefer that it was maintained as it is, but changed to something for the community of Guinness Court who have lots of children and families. It would make an excellent cycle store or games area - rather than a dwelling that was never planned for because of density.

c. On the original application that was approved by Camden, the two parking spaces between our house and the refuse store were allotted to be a car club. This has never materialised.

d. After discussions with Guinness Court they assured us that views from our house and neighbouring properties would be a 'Green Roof' that would support plant life and add to a habitable environment for wildlife. The roof has never been maintained to be green and the current proposal is to reduce this area even further to approx. 20% of what it is currently. It means that we have gone from a promise of a green roof view, to a not so green roof view, to almost no green roof view.

In light of the above, we would request that the refuse store, should you grant change of use, that the basement is not added, nor does it increase in height. We would also request that the green roof be at the very least maintained as a green roof in its entirety. We would also like to see more imaginative ways of a change of use (such as outlined in b.), rather than merely adding more density to the estate. Marcus Cooper naturally wish to maximise their freehold, but they need to accept that just prior to their buying it, we were given assurances by Guinness Court and Camden that density would not be increased; that the refuse store is the best sited for refuse trucks; and that the green roof would be an exceellent addition to the surrounding environment. We feel a bit let down.

Thanks very much,

K. Colin

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