

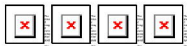
[REDACTED]

From: Thuaire, Charles
Sent: 04 December 2017 10:47
To: Planning
Subject: FW: Royal Free Hospital - proposed Pears Building - Planning reference 2014/6845/P - Inadequacy of safeguarding proposals for Pond Street properties

Please put on m3 ref 2014/6845/P as objection to S106

Charles Thuaire
Senior Planner

Telephone: 020 7974 5867



From: Nelson Lafraia [REDACTED]
Sent: 30 November 2017 17:02
To: Thuaire, Charles <Charles.Thuaire@camden.gov.uk>
Subject: Royal Free Hospital - proposed Pears Building - Planning reference 2014/6845/P - Inadequacy of safeguarding proposals for Pond Street properties

To the Development Management
Camden Town Hall,
Judd Street
London WC1H 9JE

Dear Mr Thuaire,

Ref. planning reference 2014/6845/P, RFH Pearl Building

I am a resident/leaseholder of the second floor flat of 7 Pond Street. This is part of a group of terraced houses built around 1860s and classified as Grade II. My flat, as well as the others in the street, will be affected by the above development. I am concerned that the proposals submitted by the applicant for the protection of buildings in Pond Street opposite the proposed development are inadequate and do not comply with the requirements of the S106 agreement.

The proposals include both monitoring arrangements and condition surveys. The proposals appear to have been conceived on a "one size fits all" basis insofar as the same proposals apply to most of the buildings uniformly. In reality, they are all very different structures and range from concrete framed buildings, buildings with retained facades and listed buildings that are over 250 years old. As such, each of these buildings will have been built differently, will have different wall, floor and foundation constructions and hence will respond differently in terms of how they "behave" as building structures.

It is important that each building is individually examined and evaluated in order to understand how it will respond in the event of ground movement nearby. It is only once this is understood that an adequate strategy can be developed.

The scheme monitors the vertical, horizontal and lateral movements of solely the front walls and ignores what is happening to the rest of the buildings. It is conceivable that there may be no sign of movement in the front wall of a building but cracking may develop within the building in a location somewhere away from the facade.

Monitoring has already been undertaken by the hospital/developer but, even though promised, the results have not been made available to residents, owners and proprietors of properties in Pond Street. It is important that the records are provided to the owners etc. and in a format that a layperson can easily understand.

Even the applicant's structural engineering consultants, Campbell Reith Hill, have recently requested that the area covered by the applicant's ground model needs to be increased in area to include the Pond St. properties as well as an area well beyond them.

The proximity to development of some of the Pond Street buildings is almost as close as the The Wharrie Cabmen's Shelter in Rosslyn Hill which seems to be the subject of a more thorough approach from the applicant. The shelter is upslope from the proposed development whereas our properties are below and therefore more vulnerable. They should not be subject to a lesser standard of care from the applicant compared to other "neighbouring" properties.

Another concern is what may happen should there be a catastrophic event, albeit unlikely. For example, a section of the temporary works may collapse and as a consequence there will be significant movement of the soil that could lead to movement of the Pond St. properties. How would such an event be dealt with if it happens in the middle of the night on a Saturday? At worst it could mean that the building/s could become uninhabitable. How is that message to be conveyed to occupiers and what contingencies are in place were this to happen. The proposals should encompass such possibilities.

The Hampstead Green Neighbourhood Group has tried unsuccessfully to enter into a dialogue regarding these proposals with the applicant. Meaningful consultation has not taken place as required by the S106 agreement.

For all of the above reasons the current proposals are inadequate and should be redesigned and the current application for consent to commence works should accordingly be rejected until the relevant requirements of the section 106 agreement have been properly fulfilled.

Nelson Lafraia
Second Floor Flat
7 Pond Street
[REDACTED]

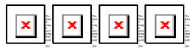
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From: Thuaire, Charles
Sent: 04 December 2017 10:47
To: Planning
Subject: FW: RFH - proposed Pears Building - Planning reference 2014/6845/P - s106 agreement requirements - Pond St properties - Inadequacy of safeguarding proposals

Please put on m3 ref 2014/6845/P as objection to S106

Charles Thuaire
Senior Planner

Telephone: 020 7974 5867



From: Mary Richardson [REDACTED]
Sent: 30 November 2017 22:07
To: Thuaire, Charles <Charles.Thuaire@camden.gov.uk>
Subject: RFH - proposed Pears Building - Planning reference 2014/6845/P - s106 agreement requirements - Pond St properties - Inadequacy of safeguarding proposals

Dear Sir,

I am a resident owner of a property in Pond Street which will be affected by the RFH development proposed. I am concerned that the proposals submitted for the protection of buildings in Pond Street opposite the proposed development are inadequate and do not comply with the requirements of the s.106 agreement.

The proposals include both monitoring arrangements and condition surveys; they appear to have been based on a 'one size fits all' basis, in that the same proposals apply generally to most of the buildings. The buildings in Pond Street are in fact different structured: they include concrete-framed buildings, some with retained facades, some listed and over 250 years old. Each of them has been constructed differently and, therefore, will react differently as structures.

I believe it is important that each building should be examined and assessed as itself, to indicate likely response to ground movement etc in the vicinity.

The current monitoring scheme/system looks for vertical, horizontal and lateral movements of front walls only. It does not take account of what may otherwise happen to the buildings.

I have not seen monitoring records since the system was instigated - those are records that would be appreciated and valued by residents in Pond Street.

My property is almost as close to the hospital development as St Stephen's Church, the School adjacent to that and the cab shelter nearby, and it will be directly and sorely affected by the site construction and traffic in Pond Street.

I believe that there should be further consultation and that, in the interim, no works should commence until the relevant requirements of the s 1.06 agreement have been duly fulfilled.

Yours,

Mary Richardson

Flat 3

13 Pond Street

NW3 2PN



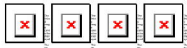
Muthoora, Leela

From: Thuaire, Charles
Sent: 05 December 2017 15:49
To: Planning
Subject: FW: ROYAL FREE CHARITY PEARS BUILDING DBCP - APPLICATION 2014/6845/P

PI put as objection to s106 on m3

Charles Thuaire
Senior Planner

Telephone: 020 7974 5867



From: Peter Davey [mailto:ptrdavey@gmail.com]
Sent: 05 December 2017 12:26
To: Thuaire, Charles <Charles.Thuaire@camden.gov.uk>
Cc: Stark, Stephen (Councillor) <Stephen.Stark@camden.gov.uk>; Linda Chung <lindachung.nw3@gmail.com>; Jeffrey Gold <jeff@jeffrey-goldandco.com>
Subject: ROYAL FREE CHARITY PEARS BUILDING DBCP - APPLICATION 2014/6845/P

Dear Charles

I write with two particular concerns about the Royal Free Charity's recently submitted Detailed Basement Construction Plan (DBCP) for the Pears Building: (1) Hampstead Green footway and (2) Monitoring arrangements for Pond Street properties.

Hampstead Green Footway

You may remember that earlier this year we had rather a struggle to clarify the Royal Free Hospital's plans regarding narrowing the Hampstead Green footway (a public highway), as the intention to permanently narrow the width to 2 metres hadn't previously been clearly disclosed.

Following over 80 objections to the draft stopping up order, the Royal Free re-designed this aspect of the scheme to retain a width of at least 4 metres throughout the length of the footway. At the time we were also told that public access to the footway would be retained throughout the construction period (albeit partially narrowed and protected by a temporary hording).

Your email dated 9th March 2017 to local councillors spoke of "... a partial temporary closure of the footpath to enable construction to take place only while the works are underway." (my underlining) It was therefore a great surprise to see in the DBCP that the developer plans to create a piling mat that extends right across the footway which will presumably close it for something like 18 weeks. I have not managed to find any mention of this in the Highway Interventions section of the Construction Management Plan (signed off by the Council in July 2017). Indeed, Wilmot Dixon say:

"No highway works are proposed" (answer to Q25)

"No structure will overhang the public highway" (answer to Q27b)

Surely this cannot be right. Otherwise, why is a piling mat necessary? Would you please clarify what we are to make of this apparent inconsistency and what happens to the CMP now. Many thanks.

Could you also please explain how a closure of the footway of this duration would be acceptable? The footway will be the principal pedestrian access to and from Belsize Park for hospital visitors and for all the residents of South End Green, South Hill Park, Constantine Road and beyond, as well as everyone coming by tube from farther afield to visit Hampstead Heath during the summer. Not to mention the footway's role as a fire assembly point for the school.

Monitoring arrangements for Pond Street properties

As you know, we continue to be concerned that the monitoring scheme, as currently proposed, is insufficiently robust for buildings of the age and type in Pond Street. It is good to see LBH Wembley has highlighted deficiencies in the contingency plan. However, we remain anxious to see that Ian Stephenson's recommendations are fully implemented.

Yours sincerely

Peter Davey

Peter Davey

"Be the change you want to see in the world" Mahatma Gandhi

17a Pond Street, London NW3 2PN

Tel:

Mobil

E-mail
