From: Anita Robbins <

Sent: 13 March 2018 21:24

To: Planning

Subject: Planning number 2018/0645/P. Barrie House St. Edmunds Terrace

Re – Planning Application Number 2018/0645/P At Barrie House, 29 St Edmunds Terrace, London NW8 7OH

We as residents of Barrie House strongly opposes this planning application.

Our reasons are given below: -

1. Water Board

We are situated on the edge of Barrow Hill Reservoir and over the years there are always water leaks which start in our drive and then flow down Broxwood Way.

I have lived here for 20 years and this has been continual. We advise Thames Water when the leak starts and, within days of being repaired with all that entails -

digging up the concrete and re tarring yet again, the leak comes back. Time and time again. It must be noted that Barrie House sits on top of one of the biggest and widest main water mains in London which flows directly from the reservoir under our driveway and underneath our building. The thought of major works, big lorries, the excavation of basements going on and disturbing these massive pipes is frightening. Have Thames Water been consulted?

2 Density

This new development will enclose Barrie House into the shape of an H. The new flats will be looking directly into some of our windows.

We will feel very enclosed. The proposed building is planned very near the existing building and will be very intrusive. Such close proximity will mean more

noise and the fact that there will be terraces in the new plan, will add to a lack of our privacy. From our flat, we will have buildings enclosing us when we look

out of the windows.

3. Parking

We will lose our car park for which we pay separately per annum. Parking in St. Edmunds Terrace is very difficult because a lot

of new developments have taken place over the past couple of years in the road – from both Camden and Westminster. As St. Edmund's Terrace is on the

boundary, both Camden CAJ and Westminster's residents can park in the same road. The next CAJ parking is across Primrose Hill – dangerous at night – or in

Elsworthy Road which is a good half mile from Barrie House. We are elderly and this would not be feasible for us. There are more developments going on in the

Westminster side of St. Edmunds Terrace at the moment.

We have been told that there will be some replacement parking places in the front of our building. At the moment this is pleasant greenery. It will be a concrete

jungle. The Freeholder has already cut down mature trees from the front of the garden where Broxwood Way meets St. Edmund's Terrace to prepare for this

new building. We were not advised of this at all. Another worry is that, with so much space taken up by building, what happens for access of ambulances, delivery lorries etc?

4. Structure

Barrie House is a 60 year old eight storey high building which is built on a slope.. What structural damage can this new building do to our building?. Especially

with the ground being dug up around it for basements where there is water under the ground running into pipes direct from the adjoining reservoir?

Has this been considered? Barrie House is poorly maintained., as is the driveway leading to it which has craters, broken asphalt, uneven paving stones and is very shabby.

5 Lack of Consultation.

We have not been consulted by the Freeholder on this development which will severally impinge on our lives if permission is given, both during construction

and when built. The Managing Agents, Lewis and Tucker called a meeting of residents which was held in my flat in early December. The meeting was called with

very little notice. This meeting was supposedly about the problems we were experiencing with the heating in Barrie House and to discuss a change of Company to

maintain it. we were not told the main purpose of the meeting or more lessees would have attended. At the end of the meeting

Mr. Morley produced his plans for the development. We were not asked to comment, just look at the plans. The Freeholder has not sought our views.

This proposal will have tremendous impact on the lives of all of the residents in Barrie House. A vast change in our environment and in our day to day living.

I would ask the Planning Committee to look again at this development very closely..

Please can you confirm receipt of this email

Thank you.

Anita Robbins-Berke and David Berke Flat 20 Barrie House

