


For the attention of Mr. Tulloch,  
with reference to planning application 2017/4622/p  
At 58 Grafton Road NW5 3DY

Dear Mr Tulloch,

I object to the plan to build a new back extension at Grafton Road no. 58 up to the boundary line which is located in the centre of an existing garden wall. My conservatory  is built on my side of this wall and removing the wall will destroy part of my garden, as it has many mature climbing plants growing on it. Also, the closer the work is when digging foundations, plumbing etc. the higher the likelihood of damage to my conservatory wall and foundations.

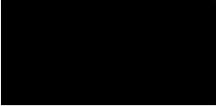
I am particularly worried about this because there is a history of bending the rules, poor workmanship, and lack of supervision starting in 2011, when work ostensibly took place on the top two floors of no 58. At this time the builders removed two chimney breasts in the party wall between my flat and the ground floor of number 58, without giving me notice and despite the fact that the planning permission did not extend to the ground floor. After this work cracks appeared in the party wall and my ceiling, as well as a huge gap, which is still there, near the front door of no 58. Some time in 2011 - 2012 the builders left and the top two floors were let to tenants while the ground floor was left unoccupied and in the derelict state which it is still in today with two temporary supports holding up the ceiling.

As far as I know the work on the whole building was never properly inspected and is still "in abeyance". I feel strongly that the ground floor on no 58 should be inspected to ensure that past and present works meet with all regulations and safety requirements. I feel on these grounds alone planning permission should not be given until this situation has been rectified, to ensure that there will be no further damage to my home.

Yours faithfully,

Patricia Barson

P.s. please find attached relevant documentation in support of my letter.



Our ref F1831  
Your ref

24 June 2014

Camden Council  
Building Control Department  
6<sup>th</sup> Floor  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ

BY EMAIL AND POST

**For the attention of Mr Navan**

**Anthony Fieldhouse & Co**  
CHARTERED BUILDING SURVEYORS

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Dear Sirs,

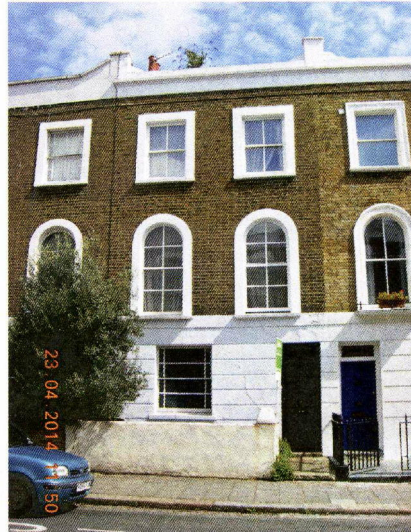
**58 Grafton Road, London NW5 3DY – Dangerous Structure**  
**Provisional Date for Inspection – 1 or 2 July 2014**

I have been instructed by Mrs Patricia Barson, owner of [REDACTED] London NW5 3DY, to examine cracks which have appeared over the last two years in this ground floor flat, and recommend remedial repairs.

Prior to this, in August 2010, I carried out a Homebuyers Report on this flat, for Mrs Barson, at the time she bought the flat.

At the time of my survey, the wall between the front room of 60A and 58 was unmarked. I have photographs from that time which demonstrate this.

In the summer of 2011, I understand that the owner of 58 Grafton Road, a Ms Yu Jin Liu, carried out work to the ground floor of No 58 including removing the chimney breast from the ground floor front room at the party wall shared with No 60A, and possibly other internal alterations.



1. 58 Grafton Road. No 60 is the house to the left.



**RICS**

W. Anthony Fieldhouse BSc MRICS

**Regulated by RICS**



Mrs Barson was not involved in a party wall award at that time.

Cracks started to appear shortly afterwards within the ground floor flat, 60A running diagonally across the chimney breast. By August 2013 these were of hairline width. By April 2014 they had increased to about 1.5mm wide in several cases, as measured by me.

2.



3.



Cracks have also now appeared in the lath-and-plaster ceiling, which could now be in a dangerous condition.

In my opinion, it is highly likely that the works at 58 Grafton Road are responsible for this damage.

But I am not able to reach any definite conclusion as to the cause, and therefore allow Mrs Barson to repair her house, because of lack of access into 58 Grafton Road.

Camden Council Building Control — re 58 Grafton Road, NW5

Externally there are diagonal cracks across the front of the building at ground floor level.



4.



5.

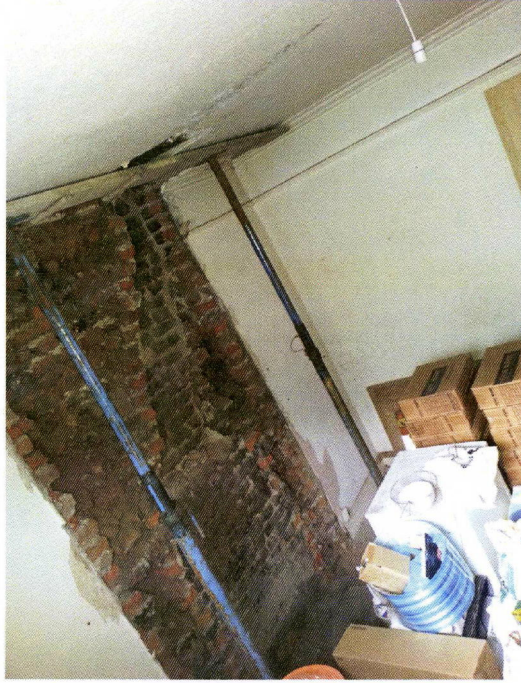
*Front wall of 58 Grafton Road*



Camden Council Building Control — re 58 Grafton Road, NW5

Mrs Barson's son managed recently to take the photos below through the window.

6.



58 Grafton Road. <sup>7</sup>Ground floor chimney breast on party wall shared with 60 Grafton Road

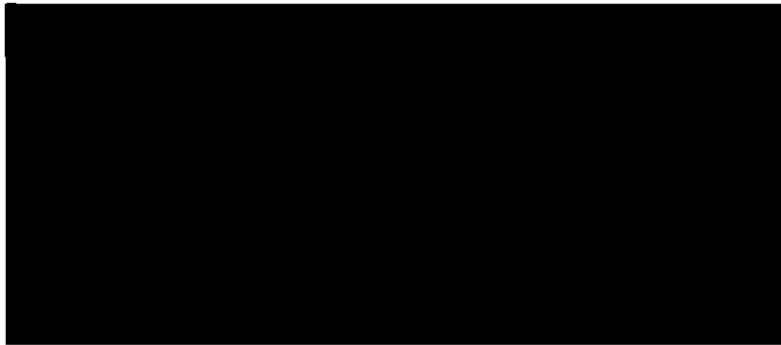
Clearly, some work has taken place but appears to have been abandoned, leaving the property, and [REDACTED], in a potentially dangerous condition.

**Proposed Visit for Inspection**

The ground floor of 58 Grafton Road is unoccupied and, until now, as you know, it has proved impossible to gain access into it. However, a Mr Jerry Chen, who is a representative of Ms Liu, has recently appeared and has offered to allow a deputation to inspect the interior of the property, including the ground floor front room on Tuesday 1 July or Wednesday 2 July 2014.

Would you please confirm that you are able to be present at this inspection, and at which time and day you would prefer.

As we have been trying to gain access to this property for over a year, I would be grateful for an urgent reply.



[REDACTED]

[REDACTED]

13 August 2013

Dear Mr Ambasana,

It was nice to meet you when you called round last week but you were unable to gain access to No.58 Grafton Rd and I feel that waiting (as you suggested) until the builders move in again could mean a wait of several months, during which time the cracks in my wall could get much worse. Would it not be possible for you to insist on an inspection of the work carried out at No.58?

The only address I, and my Surveyor have for [REDACTED] <sup>although</sup> as the upstairs flat is let to tenants and the ground floor is uninhabitable. She does have a mobile phone number which is [REDACTED] and she did employ an Architect called Ms. Sun, whose phone number is [REDACTED]

The reasons for my anxiety are as follows:

1. About 3 months ago I was informed, by a builder who had access to the ground floor at No.58, that it was in dreadful state, and that the front and back chimney breasts had been removed, and there was insufficient support for the wall. He said it was dangerous.
2. I was not asked for my agreement to the removal of these chimney breasts, although, I understand I should have been. Mr Richard Haynes who owns the top floor of this house [REDACTED] was asked for his permission before Ms Lui had the chimney breasts in the top two floors removed. He agreed to sign a 'Schedule of Works' for this, dated 18<sup>th</sup> September 2010. The ground floor was not mentioned. In the Party Wall Surveyors report for his flat, there were no cracks in the party wall, although he now has a new hairline crack across the chimney breast.
3. [REDACTED] I had a survey carried out before I bought the flat, and it was in good condition, with no cracks in the wall adjoining No.58.
4. At some time during 2011, after the work on the top two floors of No.58 was finished, there was a lot of noise and rubble being removed from the ground floor. I presume that was when the ground floor chimney breasts were removed. Since then the ground floor has been empty, with no sounds of activity. I now have deep cracks in

the front alcove, and a crack across the front chimney breast.

5. I originally telephoned your department about 3 months ago, when I was first told about the dangerous state of the party wall. I spoke to Mr Faisal Abadelle. He told me that Ms. Lui had made applications to do some work at No.58 in March 2010. Apparently Grafton Rd is still '*In Abeyance*' and has not been inspected, although the top two floors are presumably finished, as they have been occupied *off and on* by tenants for the last 2 years.

Yours faithfully,

Patricia Barson