

Hazelton, Laura

Subject: FW: Planning Application 124 A St Pancras Way URGENT

From: Alison Ball QC [REDACTED]
Sent: 05 April 2018 12:47
To: Hazelton, Laura <[REDACTED]>
Cc: 'Richard Duncker' [REDACTED]
Subject: Planning Application 124 A St Pancras Way URGENT

Planning
Department
St Pancras Way
L.B.
Camden
London NW1 9NB
5 Pancras Square
c/o Town Hall Judd St
London WC1H 9JE

126

Dear Ms Hazelton,

Re Planning Application 124 A St Pancras Way, London NW1 9NB. Ref No 2018/1137/P

We are the owners and residents of 126 St Pancras Way, the house immediately adjacent to 124 St Pancras Way to the north

A friend drew our attention to the above planning application which was in the Camden New Journal on 15 March 2018. We have now downloaded the information having received no previous notification of the application and no Party Wall Notice.

On inspecting the drawings it is unclear whether the excavation planned is adjacent to our back extension or next to 122 St Pancras Way. We think it more likely that it is next to ours although there is ambiguity.

Assuming it is on our side it is important for it to be known that in our basement is a space/cupboard (used for storage) which is immediately adjacent to the proposed excavation. Furthermore our extension is two storied and any interference with the ground next to it and below that level might well have calamitous consequences in undermining, de-stabilising and weakening the foundations of what is a sizeable structure.

We are accordingly surprised to have received no notification of the proposal and no Party Wall notice, save in the press (and by chance). There has been no request to survey our basement and back extension in connection with this proposal which would seem likely to be essential.

If the excavation proposed is on the other side then we are concerned that again there may be an undermining of the support for our extension and general destabilisation of the house.

This is a listed terrace dating from the early to mid-19th century and any undermining of one part is likely to have deleterious effect on the rest of the terrace.

We would accordingly wish to see any surveyor's report on the proposed work and any insurance policy in relation to it. If there is no such evidence available, which seems unlikely, we would wish to have the opportunity to obtain our own survey and insurance, at the expense of the applicants.

Whilst on the subject of works at 124 St Pancras Way we were not informed of the substantial improvements being carried at that house in advance. The work has been going on for about 6 months on a daily basis, some of it apparently beside or upon our adjoining walls. Should we not have had formal notification of this and/or a Party Wall Notice? We assume that Listed Building consent was obtained from Camden for this work. Please could you confirm.

We are very concerned about the risk of damage to our property and would appreciate a comprehensive reply to this letter together with any documentation which you can make available. We do not wish to involve solicitors at this stage but may be obliged to do so if we are not properly informed in relation to the above matters.

Please could you acknowledge receipt of this email.

Yours Sincerely,

Alison Ball and Richard Duncker

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