

[REDACTED]

From: Barbara Warner [REDACTED]
Sent: 11 May 2018 16:39
To: Planning
Subject: Re: Planning Application No 2018/0645/P - Site Address Barrie House, 29 St. Edmund's Terrace, London NW8 7QH

Elaine Quigley
Senior Planning Officer
London Borough of Camden
2nd Floor, 5 Pancras Square,
London N1C 4AG

Dear Ms Quigley,

I kindly ask you firstly to acknowledge receipt of this email.

Re: Planning Application No 2018/0645/P - Site Address Barrie House, 29 St. Edmund's Terrace, London NW8 7QH

I have lived in Barrie House for over 57 years (i.e. since very soon after it was built in 1960/61) and strongly oppose this proposed development.

1] By virtue of its sheer size, it will severely encroach on our space and enjoyment of living here. It will mean loss of privacy, plus loss of a window (and commensurate loss of daylight) for those on the lower floors and a complete change of outlook for those on the higher floors. The bulk and height of the proposed development will make Barrie House into a courtyard building, the new build being less than 2.5 metres away from the existing building. Flats will be enclosed by building on two sides. An important feature of Barrie House is the large picture windows which will now need to have blinds drawn to stop people being able to see in to the flats.

2] Furthermore, with the proposed works taking place just 2.5m from existing residential dwellings, it is fair to assume that the noise, vibration and dust are likely to be horrific. Equally we will not be able to open windows for fresh air due to dust which is a recognised human health issue. Neither I, nor other residents, have seen any proposals for how this will be mitigated. I am personally worried about the adverse impacts to my health this may cause: as a pensioner I am home frequently during the day when most of the heavy works would take place.

3] Already two lovely established trees in the front garden were cut down just before the plans for the development went into Camden Council. As long term residents, we were not consulted on this by the Landlord - not even as a courtesy. These trees should have been protected by the Council with a Tree Preservation Order.

4] The whole area around Barrie House has been heavily built on recently: an 'old age' home was knocked down to make way for many flats in the form of Scarle House and Cecil Court; a massive development of luxury flats was built at 50 St. Edmund's Terrace; on the Westminster side of the road, more flats are being built opposite the Water Board; and Parkwood, which is a very large 'just to rent' building, is in the process of having its roof raised and squared off to accommodate even more people. We have been living on a building site for too long.

5] Barrie House is built at the edge of Barrow Hill Reservoir. The Reservoir was decommissioned some years ago and then recommissioned. Water leaks have been a big problem for many years. We were told by

the Water Board that Barrie House is sitting on two of the largest main water pipes in London – some 30 feet in diameter. There have been many leaks in our driveway over the years which the Water Board have found hard to identify and fix. The road has been dug up and refilled many times. Sometimes water has been running from the leak for weeks. As soon as it is repaired, it leaks again.

6] The worry is that, with all the heavy lorries and digging down to make basements, these pipes will be disturbed and there will be more water problems. Barrie House is also built on an incline and it is questionable whether its structure would withstand such massive works around it. It's not clear that an adequate Environmental Impact Assessment has been conducted especially given the likelihood that the development poses a number of serious structural hazards.

7] It would be a good idea for someone from your Department to come to Barrie House to see just what detrimental effect such a new build will have on existing tenants. I have not been consulted on this development and, as stated, I have lived here for over 50 years. Not many people around here seem to have known about it which does not seem right. A substantial amount of surveying work would clearly be required before the scheme could responsibly be approved by the Council.

8] Lastly, I had always enjoyed the ability to park freely on land adjacent to Barrie House and had also been gifted a garage on the site of the proposed development by the original landlord of Barrie House (Mr Wilson), until the current landlord, Mr Morley (who is the moving spirit behind the current application), demolished the garages without warning (under the pretence of redevelopment) years ago and replaced them with a money making scheme for parking controlled by a barrier entry system: residents now are forced to buy an annual licence for the right to park on the tarmac adjoining our building. I had never agreed to the loss of the parking amenity granted to me by Mr Morley's predecessor nor have ever waived my rights to parking on this land (which is the site of the planning application), my use of which had been established over several decades and therefore most likely the possible subject of an easement application should this application proceed to the next stage.

I would therefore strongly urge you to deny the planning permission which would enable this massive development to proceed.

Mrs Barbara Warner

