

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/1890/P	Ryan Heng	06/06/2018 00:18:31	OBJEMAIL	<p>I understand the rationale of the Development, however this Development results in a permanent loss of car park space for existing residents and a disruption to the quiet enjoyment of their property during the construction period.</p> <p>Therefore until a written agreement can be reach between the Developer, Camden Head Lessor and Residents, I object to this development. Such a written agreement needs to specify the appropriate recompense for the existing residents for their loss (e.g. fixing damp issues and cavity insulation, issue of new extended leases / share of freehold, internal / external modernisation, installation of solar panel for benefit of all residents, etc).</p> <p>Other concerns which need to be addressed include:</p> <ol style="list-style-type: none"> <li>1. On the current proposed plan, there is insufficient bicycle spaces for existing and new residents,</li> <li>2. The use of BBQs in the ground floor flats need to be prohibited to prevent smoke nuisance for residents in the upper flats,</li> <li>3. The apportionment of service charges as a result of the additional flats must not result in an increase for existing residents.</li> </ol>
2018/1890/P	Gail Crossland	05/06/2018 11:45:50	OBJ	<p>1. It cannot be legal or ethical for Camden/Freeholder to build new luxury flats on the roof and basement of an already "defective" building. See Camden's expert Reddin/Horton Levi Report 2009/2010 on the condition of this building. No action has ever been taken to address the problems outlined in this report.</p> <p>Residents continue to endure the health hazard of mould and damp in their flats, particularly bedrooms, due to rainwater ingress into the cavity walls without any means of escape. The windows do not have weep holes. As there is no insulation in the cavity walls, any heat generated by the electric storage heating is therefore lost through the walls resulting in costly bills without the benefit of any heat, particularly in winter.</p> <p>There is an obligation on Camden, the Head Leaseholder, to fulfill their responsibilities, duties and care to the residents and this has not been carried out. There is therefore, a very serious neglect of Camden's health and safety obligations.</p> <p>The building does not meet current FIRE safety legislation and regulation. If the development goes ahead, there will be NO access to residents on three sides of the building, in the event of fire.</p> <p>2. There are grounds for a legal challenge to Camden/Freeholder ... arbitrarily removing car spaces allocated ( 1 purchased, Flat 19) to the 25 flats without consent ... for Camden/Freeholder profit. It states on Camden's website - Camden Local Plan Evidence Report Car Free Development 2016 - "Car parking commands high values in Camden, with each space potentially worth up to £50,000" (therefore a minimum initial £1.25million benefit to Camden/Freeholder and as there are 28 car spaces the overall profit for car spaces alone, will be larger).</p> <p>The report also states that " The car free policy applies to new development, which make a small proportion of the overall building stock within the borough. Car parking will therefore remain available across the existing building stock." So, the argument by the Developer, Square Feet Architects, that Camden's policy is to take back existing car parking spaces, is not correct.</p> <p>With car spaces removed, Leaseholder flat values will be significantly reduced.</p>