





[Re: Planning application 2018/0915/L](#)



Dear Council Officer,



Dear Elizabeth [REDACTED]

11th June 2018 - Neighbour's Consultation Letter (replacement of letter sent in error on 7th June 2018)

As an elderly, long-term owner occupier of [REDACTED] in the building, I am writing to strongly object to the Planning Application 2018/0915/L.

The proposed works will involve wholesale restructuring of the maisonette as follows:

2nd floor

- ∞ changing the kitchen's location and layout
- ∞ removing partition walls
- ∞ reducing the size and layout of the existing bathroom-toilet

3rd floor

Changing the existing living room into a self-contained second bedroom will involve:

1. The installation of a second bathroom-toilet
2. Construction of a new skylight at the centre of the ceiling or closer to the party wall with [44 Chalcot Crescent](#) by cutting into and through the building's flat roof structure.
3. Plumbing for supplying hot and cold water as well as gas for a boiler
4. Provisions for an extractor fan for the new bathroom by cutting into and through the mid-Victorian end of terrace wall thereby impacting negatively on its external appearance in a Conservation Area.
5. Re-routing of the gas meter to the loft void.

These changes will also necessitate connecting new pipes and plumbing to internal soil pipes common to the entire building. The proposed changes will also aggravate the existing noise transmission and vibrations throughout the other flats in the building. In particular, and in addition to the above, the relocation of the kitchen shown in the plans will impact most negatively on the living area of Flat 3 below. It will bring about a permanent blight on its living room, e.g., daily noise vibrations from dishwasher and washing machine immediately above the main sitting room area in Flat 3.

Alternatively, the channelling of soiled water to the building's external soil pipes would deface the front elevation of a building which lies in the heart of the Primrose Hill Conservation Area. It might also be deemed an environmental health hazard.

Extensive restructuring works in Flat 4 have in the past caused much disruption to the daily lives of the residents of the building who at times were driven out of their homes to escape the intolerable noise and stress.

I fear the proposed works will again cause disruption, aggravation, noise pollution, dust and distress to the retired residents and occupiers who, for months, will be denied the right to peaceful enjoyment of their homes.

Of course, it goes without saying any redevelopment in a small block of Flats should rely on good neighbourliness and confidence that no resident will be damaged by the proposed changes. However, at a recent meeting with the applicants, any offer of alternative accommodation or compensation to the residents was flatly refused.

It should be noted the Freehold of the Building remains with Chalcot Crescent (Management) Co. Ltd. The structure of the flat roof, to include the skylight and the loft and void areas, are owned by the Company and are not demised to Flat 4. No written or verbal Landlords' consent has been granted for the extensive works proposed. Such works, if carried out without prior written consent from the landlords, will constitute trespassing into areas not demised to Flat 4 and will risk a breach in the Terms of the Lease.

Finally, changes to internal staircases may raise Party Wall issues with [44 Chalcot Crescent](#).

For all these reasons, I wish to object to this application and would be most obliged to make representations in person to the Planning Committee.

Please acknowledge receipt.

Yours sincerely,



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