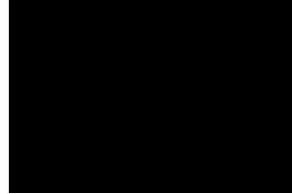


Planning Advice and Information Service (Camden Council),
London Borough of Camden,
2nd Floor, 5 Pancras Square,
c/o Town Hall,
Judd Street,
London
WC1H 9JE.



3.July 2018

Dear Sir/Madam,

Queen Court (Right to Manage) Co.Ltd.'s proposal to replace all the windows in the block's flats:-
(1) whether planning permission is required; (2) objections

The residents' association, Queen Court (Right to Manage) Co.Ltd., [REDACTED] is proposing to arrange for the replacement of all the windows in all of the flats in Queen Court, or at least all the windows in the forty-three flats on Floors 1-6, and in all the common parts. As part of the process of consulting the flat-owners and residents, the residents' association held a vote among the flat-owners; the results were announced in a letter dated 27.June 2018: apparently 29 flat-owners voted, with 23 voting to accept the proposal to replace all the windows, and 6 voting against the proposal. I, [REDACTED] was among the minority of six who voted against the proposal.

I am concerned that such a massive building project as the proposed replacement of all the windows should not take place without proper planning permission, or at the very least not without prior proof of exemption from the need for planning permission.

The residents' association's managers (Mr.Michael Corker [REDACTED] and Mrs.Rosalind Burford) say they intend to apply for "a certificate of proposed lawful development", or, if necessary, "full planning permission". For my part, I am unwilling to pay the large amount of money that their proposal will require, unless I first see written proof that they have obtained the necessary permit or exemption.

Among my reasons for objecting to their proposal to replace all of the windows in all of the flats on Floors 1-6 and common parts, are my concerns about the following points:-

- Replacement of all the windows, window-frames and window-sills is not necessary; although some of the windows, frames and/or sills may need replacement, not all of them need replacement; some admittedly may need some repairs. Of course, they need repainting, as most of them haven't been repainted for several years. (Of the four windows in my flat, only one of the wooden windowsills needs replacement, namely the outer part of the kitchen window-sill; and in the bathroom window, two small, slightly cracked window-panes need replacement. The rest of the (1930s?) windows, though not perfect, only need repainting of the window-frames and window-sills).

- The proposed extraction of the existing windows and their replacement (said to be doable in about "half a day" for each flat's several separate windows) is likely to result in serious damage to the surrounding brickwork, both inside the flats (round the inner edge of the window-frames) and outside round the window-frames. (The residents' association's proposals do not adequately address this risk; they also seem to suggest that the individual flat-owners will be left responsible for "making good" any damage done to the inner window-sills, plastering and surroundings. But the proposals do not address the potential difficulties and expense of any such "making good").
- Not only is there a risk of damage to the brick facades of this period building, but also the appearance of the outside facades of Queen Court may be altered by the proposed works.
- While even a mere repainting of window-frames and sills on all of Queen Court's upper floors (second floor up to the seventh floor) requires scaffolding, the proposed replacement of all the windows (at least up to the sixth floor) is likely to require the scaffolding for a longer time, and to be massively disruptive not only to Queen Court's residents, but also to residents and businesses in the immediately surrounding area.
- The proposers of these extensive building works hope that replacement of all the windows will avoid the need to again erect (expensive) scaffolding for a generation, and thus make long-term financial savings. Whether or not their optimism about that is justified, the flip-side of the argument is (a) that they cannot guarantee that scaffolding might not be needed for some other unrelated repairs, and (b) they may miss the chance for regular five-yearly fuller inspection and repair of other such problems, an opportunity which arises if (as hitherto) scaffolding is erected every five or so years for repainting of window-frames and sills.

For these and other reasons (such as the large amount of money that complete replacement will cost, as compared with (a) repairs limited to what is truly necessary and (b) mere repainting of window-frames and sills) I object to the residents' association majority decision, and I want to ensure that the proper planning and building-consent procedures are followed, before flat-owners' money is spent on signing expensive contracts for replacement of all Queen Court windows.

Please investigate, and advise me what can best be done.

Yours faithfully,



Mr. Jeremy Heath

