

Hazelton, Laura

Subject: FW: 2018/3816/L & 2018/1295/P - Boncara 35 Templewood Avenue London NW3 7UY
Attachments: Y_HERef_PA00593327_301178_.pdf; 2018/3816/L Boncara 35 Templewood Avenue London NW3 7UY

From: Simoni Devetzi
Sent: 05 September 2018 12:26
To: Hazelton, Laura <Laura.Hazelton@camden.gov.uk>
Cc: Mark Lees
Subject: 2018/3816/L & 2018/1295/P - Boncara 35 Templewood Avenue London NW3 7UY

Dear Laura,

Thank you for your time on the phone yesterday. As discussed, I have reviewed all of the objections on-line and would like to formally make the following comments in reply :-

- 1) Most objections refer to the demolition and loss of the listed building, however we are merely dismantling the pool and re-constructing it - reusing the original listed elements and only re-constructing the failing structural shell which is something outside of the public domain anyway. The building when re-located will retain its listed status although at some point Heritage England may want to update their listing to reflect the new position. Objectors do not seem to have grasped that what we are proposing has positive benefits to the listed building and seem to think that it is some sort of covert application to further develop the building which has no basis in the application made. Camden fully supported the flat conversion scheme at Pre-app but my client chose to keep this as a single house for his extended family.
- 2) Heritage England gave clear guidance for what we would need to do for them to support this application (report enclosed again for reference) which we have followed in detail and have as they wanted offered significant public benefit in the reinstating the lost details and setting which is recommended under the NFPP Guidance. They have reviewed this information and have not raised any objections to the proposals.
- 3) The original case officer whom we dealt with at The 20th Century Society has left the organisation and although we followed their guidelines in order to gain their full support for the moving of the pool - their letter of objection does not seem to have considered the information provided in response to this initial consultation. We are writing to them to ask whether they have seen the heritage architects report and amended heritage planning consultant report which covers these points - as they seem to be relying on the structural engineers report only and will update you on their response.
- 4) My client has continued to try and resolve the pool problems without recourse to wholesale reconstruction - please see forwarded e-mail below - but this has in fact caused more damage than previously seen at the house suggesting that the problem despite additional remedial works is getting worse. Given that the building is clearly not fit for purpose in it's current condition and that an empty pool is a safety hazard without alternative use we feel that re-construction is the only reasonable alternative if we want the heritage asset to survive.
- 5) The loss of the boundary Eucalyptus trees is unfortunate but they are unlikely to survive the pool re-location as their root systems seem to have invaded the structure and drains of the pool and are in fact part of the problem. These trees are also - if left in place - likely to grow very large and are really not suitable for

the location they have been planted in and may well start to damage the adjacent Schreiber House. Eucalyptus are difficult to prune and keep the shape/health of the trees in tact and will be replaced with more suitable alternatives.

We would be happy to set up a meeting with the new conservation officer on site if you/she feels that this would help and will ask Barrett Mahony to chase up Campbell Reith on their formal response so hopefully this application can move to the next available Committee meeting.

I hope that this helps to clarify the situation.

Kind regards,

Simoni Devetzi

----- Forwarded Message -----

Subject: Templewood Avenue.

Date: Wed, 5 Sep 2018 09:08:39 +0100

From: bryan coyne

To: Kirsty Mitchell, Mark Lees, Simoni Devetzi

DEAR MARK,

Despite your advice and that of the team I again tested the pool in July and August after being given some advice that the marble could be sealed to prevent the leaks which we did with a specialist 3 coat sealing system.

When re-filled it leaked into the garden wine cellar and pool plant room after a few days.

We then re-drained it and carried out further works re-sealing the junctions and blocking off the main backwash drain completely.

The second leak was initially not so bad but after a few days increased quickly so that the pool plant room ,(housing the boiler and electricity supply to the house) flooded up to my knees. The water also bubbled up through the ground floor tiles and caused extensive damage to the kitchen wall.

This in turn knocked out the hot water system air-conditioning and Jacuzzi.

It has made the house uninhabitable and I am currently living in a hotel around the corner.

The pool pumps have been damaged and the green alge infected water in the pool is slowly draining into my house.

I have dated and timestamped photographic proof.

Obviously I was perhaps a little keen to get the pool working again in such a hot summer and thought that I could control the leaks to an acceptable level but this has instead led to considerable damage and really just further underlines that the pool without extensive structural repair is not fit for purpose anymore. We did

have a few days use - which really gives us a taste of what it would be like when re-built - but the cost and damage caused on each occasion has been catastrophic.

Hopefully the planning will come through and we can dismantle and re-build the pool properly in the garden - re-establishing it's setting but at present it is a constant danger to my children - with an empty pool it is just a hole to fall into and now also a health hazard.

Regards

Bryan Coyne

Marriot Hotel Swiss Cottage