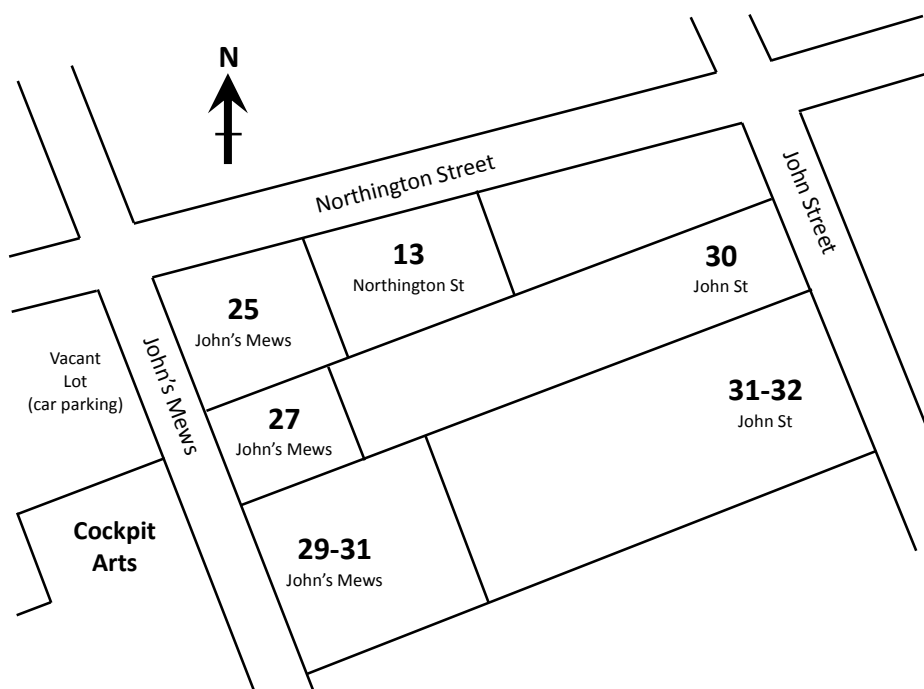


Appendix 4: Consultation with Neighbours

27 John's Mews | Planning Application

Summary of Communications with Neighbours

The street plan and table below show the location and details of the neighbours immediately surrounding 27 John's Mews.



Address	Person(s) Contacted & Spoken With	Initial Contact Date
25 John's Mews (Grade II Listed)	<ul style="list-style-type: none"> Freehold owner 	July 2017
29-31 John's Mews & 31-32 John Street	<ul style="list-style-type: none"> Managing agent acting for the freehold owner of 29-31 John's Mews and 31-32 John Street 	Feb 2017
30 John Street	<ul style="list-style-type: none"> General Manager of the freehold owner (company) Agent acting for the freehold owner 	May 2016
13 Northington Street	<ul style="list-style-type: none"> Freehold owners 	Nov 2017
Cockpit Arts	<ul style="list-style-type: none"> Studio Manager 	June 2018

Significant efforts have been made in reaching out to all of the above neighbours. A great deal of communication has taken place with them, including multiple email exchanges, text messages, WhatsApp messages, telephone conversations, face-to-face meetings (with all) and, in a couple of cases, site visits.

Through all of these communications, the owner/occupier of 27 John's Mews has conveyed the following information to each neighbour:

- The owner/occupier of 27 John's Mews has made personal introductions, giving a thorough overview of their own family background, profile, situation, hopes and outlook.
- They have advised of their plans to undertake a major redevelopment of 27 John's Mews, with the ambition of creating a new, high-quality, spacious and modern family home that they can then live in for the long-term. As part of this, advising and reminding the neighbours that planning approval was granted in April 2017 for the demolition and new build of 27 John's Mews from ground up and that, subsequent to this, they are working on a further application for a new basement to further enhance the intended new family home at 27 John's Mews.
- They have provided updates on the status of their planning application, anticipated actions, next steps and overall timeframes expected for the project.
- Outlined their keen interest in maintaining the very best of neighbourly relations, keeping an open dialogue with neighbours, seeking to keep the neighbours fully informed of their intentions, plans, progress/status, and timeframes throughout.
- Listened to all of the concerns expressed by the neighbours, which principally related to:
 - (a) risk of damage to neighbouring property, and
 - (b) likely disturbances due to the construction works at 27 John's Mews.
- Neighbours universally acknowledged and understood that applicable building design codes and regulations were being adopted, followed and fully complied with, mitigating the risk of property damage. The main topics raised by the neighbours therefore were construction noise, potential dust, and duration of the works. Two neighbours described how, over several years, they have witnessed major renovation works to surrounding buildings, including 23 John's Mews, 25 John's Mews, 30 John St, and 31 John St. It is also noted that the geotechnical ground investigation works conducted at 27 John's Mews at the end of November 2017 caused noise disturbance to two of the neighbours. Neighbours therefore made it clear that they are familiar with and have legitimate concerns about the sorts of disturbances projects like that proposed for 27 John's Mews can create. The main issue expressed by the neighbours above all was for the owner/occupier of 27 John's Mews to be considerate. The owner/occupier of 27 John's Mews stressed several times in return that the project at 27 John's Mews will (of course) be a construction site, so disturbances at some level are unavoidable, however assured neighbours that all efforts would be made to be as considerate as possible, to keep them fully informed all along, sharing information, sitting down with them in advance of construction, and doing all things reasonably possible to minimise disturbances.
- One neighbour specifically asked where the rubbish skip for the project would be located. Another neighbour said they were expecting a comprehensive photo survey to be undertaken before commencement of construction, raising the subject of insurance and who pays in the event there is any property damage.
- The owner/occupier of 27 John's Mews explained it is in their interests to minimise the duration of the works, as that minimises their own renting costs during the construction period (during which time, they will have to move out of 27 John's Mews). Further, depending on when Cockpit Yard is redeveloped/rebuilt (as is proposed by Camden Council), if it is possible to coincide/overlap with those works then they would endeavour to do that.

- The owner/occupier of 27 John's Mews expressed repeatedly their willingness and eagerness to pay attention to the interests, needs and concerns of all neighbours and respond to and factor those considerations into their project plans as much as possible.
- They have provided detailed briefings and information on their development plans for the new building, including:
 - (a) Detailed architectural and structural engineering drawings showing floor plans, elevations, proposed temporary construction works, proposed basement, party wall details and party wall implications;
 - (b) geotechnical reports arising from the site works undertaken at 27 John's Mews in late November 2017 (i.e. 1½ days of ground investigation work conducted on 23rd and 24th November 2017), including photographs and cross-section details of the trial pits that were dug underneath each of the party walls, which clearly demonstrate the actual depth and good standing of each party wall;
 - (c) anticipated timeframes for the planning and construction phases of the project.
- The owner/occupier of 27 John's Mews explained that they would need to complete a party wall agreement with the respective neighbours when the appropriate time comes, in advance of commencing any construction work.
- They have routinely checked in with and reminded/asked them for any feedback, questions, concerns, or issues, expressing eagerness to keep each fully informed and respond to and factor in their needs.

Communications with all of the neighbours have been amicable. Neighbours were universally receptive, often very friendly, conversations have generally been very straightforward. Most of the neighbours said it was reassuring for them to learn that the owner/occupier of 27 John's Mews was a family wanting to live in the house for the long-term. They were also reassured by the expression of intent to maintain openness and good relations, follow proper design and construction protocols, with full regulatory compliance, etc. All neighbours have expressed appreciation and thanks for the communications and consideration given by the owners of 27 John's Mews towards them.

Some neighbours have been supportive, one very openly so, while another wrote to express thanks for being considered and to wish the owners of 27 John's Mews good luck with their basement application. Yet another neighbour expressed being generally against adjacent property development works, but recognised and appreciated the ambitions and rights of the owners of 27 John's Mews and stated that, whilst they would probably nonetheless submit a formal objection letter opposing the planning application, they felt and accepted they would not have much influence in preventing the works, and the main aim for them in submitting an objection letter would be to register their concerns over any potential construction disturbances that might arise. They did express appreciation for the consideration given to them by the owners of 27 John's Mews and indicated that, provided the owners at 27 John's Mews follow through and act in good faith, there shouldn't be any major problems arising with the project.