

32 St Matthew's Lodge  
50 Oakley Square  
London NW1 1NB

Reference: 2018/4230/P

London Borough of Camden

By email to: [David.PeresDaCosta@camden.gov.uk](mailto:David.PeresDaCosta@camden.gov.uk)

10 November 2018

Dear Sirs,

2018/4230/P 50 Oakley Square

I am a resident of Flat 32 St Matthew's Lodge, 50 Oakley Square, London NW1 1NB. This property is rented by me under the lease agreement until 1 August 2020.

I write to object to the planning application for 50 Oakley Square (2018/4230/P) for the following reasons.

I had the opportunity to review the objection to the said planning application already submitted by my neighbour of Flat 36 St Matthew's Lodge Mr Joel Kuenzi. I find Mr Kuenzi's objection to be a very professional and extensive analysis of the reasons why the application, in its present form, should not be approved by the Council and wholly agree with all the points mentioned by Mr Kuenzi.

I would like to highlight the following reasons why I believe this application should not be approved in its present form.

- The application not represent that the proposed development will cover the entire demise of 50 Oakley Square (not only the 5 new units to be built). Moreover, various ancillary works, such as remodelling of the entrance lobby and the new lift shaft and cycle room, have not been mentioned. This is a very extensive construction project that will inevitably impact the residents of all 36 units already in existence and cause significant inconvenience for the entire duration of construction.
- It seems that the application ignored the extensive demolition works that are planned to take place, including demolition of the brick enclosure and structure of the lift overrun/machine room, creating the opening for the new flight of stairs and the removal of

the existing roof cover. These activities will inevitably generate a lot of noise and dust and will present a health hazard particularly to residents of the 4th floor.

- I understand from the application that during the construction of the new flight of stairs leading to 5<sup>th</sup> floor extension residents of the 4<sup>th</sup> floor, such as myself, will not have access to the single escape stair. This presents a serious fire hazard and no alternative escape route had been identified to my knowledge. Moreover, even after the construction works will be completed, the escape route will have been moved significantly further away from Flat 32 on the permanent basis.
- It seems that the application had been rushed through to the council without any prior consultation with many residents of 50 Oakley Square, including myself. I understand that certain discussions took place during shareholders meetings of All Land Limited; however, this company represents only the owners of residential units. A large percentage of residents of the block are tenants rather than owners and cannot attend such meetings. Moreover, some owners of the flat units in the block have not been resident in the block for a while as they are renting their apartments to tenants and are unlikely to attend such shareholder's meeting either. I have been resident of 50 Oakley Square for 7 years, but no attempt was made to request my opinion about the development and the application until it had been submitted to the Council. As such, I believe that it most likely ignores the views of the many of the block's residents.

For these reasons, I strongly oppose the application 2018/4230/P until all relevant concerns are addressed to the satisfaction of all residents of 50 Oakley Square.

Yours faithfully,