

[REDACTED]

From: Jo Konrad [REDACTED]
Sent: 06 March 2019 16:10
To: Planning
Subject: Fwd: 24 Wedderburn Road - objection to planning application

Please see the email below re PA specified at 24 Wedderburn Road. I wish to fully endorse these comments of objection

Jo Konrad
[REDACTED]

Re: Application No. 2019/0225/P - 24 Wedderburn Road

I am a resident of Wedderburn Road. I object to the application for a 'Certificate of Lawfulness (Existing)' on the following grounds:

- ∞ the building most recently had approximately 15 flats (similar to No. 31 Daleham Gardens which was subject to an extensive fire on 21 November 2017 resulting in a loss of life);
- ∞ an email (received by the Council on 26/2/2019) from Mr Domenico Ferri, a former resident of 24 Wedderburn Road supports the above in that the house did not contain 25 flats (as the application claims);
- ∞ the application states that there are 25 self-contained flats however on viewing the various plans, there are 6 flats which are missing essential facilities as follows:
 - Ground Floor Mezzanine: Flats 1 & A - no kitchen sink;
 - Ground Floor: Flats 1 & 1A - no bathroom and toilet;
 - First Floor: Flat 9 - no kitchen sink and no bathroom and toilet; and
 - Second Floor: Flat 15 - no kitchen sink and no bathroom and toilet.
- ∞ If the Council approves this property for the 25 flats as claimed, this would substantially increase the risk of fire:
 - What provisions for fire prevention and containment will the owner install? There is no mention in the owner's supporting documents that mention such measures;
 - Has the owner made provision for extensive electrical use as there may be more than 25 residents at any one time who are likely to have separate washing, cooking and heating appliances.
- ∞ There are already 7 large wheelie bins outside 24 Wedderburn Road on the pavement which permanently block off nearly half the width of the pavement. This is inconvenient for members of the public who

use this pavement and only allows one person to pass at any one time. If the Council approves the application, this will lead to an increase in the number of wheelie bins on the public pavement which will further inconvenience the public as well as create a permanent eyesore. It is not acceptable that rubbish bins be left permanently on public pavements.

- ∞ With 25 separate flats, it is reasonable to assume that some of the residents will own cars which will need to be parked on the road. This may substantially increase the need for local street parking on what is a very short street which generally has little room to park as it is.

Yours faithfully,

From: Jo Konrad [REDACTED]
Sent: 06 March 2019 1:47 AM
To: Joy Hsu
Cc: Shan, Niri; Tina Hopkins [REDACTED]
[REDACTED]
Subject: Re: 24 Wedderburn Road - objection to planning application

Joy - I should be delighted to object to this. WR has a long history with this property. Ut as you realise we are away. If you would like to send a pro forma objection I would happily sign something. But I shall not research and write something

Jo

Sent from my iPad

On 5 Mar 2019, at 6:37 pm, Joy Hsu [REDACTED] wrote:

Dear All,

You may have noticed that across the road, the owner of 24 Wedderburn Road is seeking to obtain a Certificate of Lawfulness (Existing) for the multi-occupancy house. I had a look at the application a few weeks ago and it did concern me some what. Today, a 'neighbour' has dropped off a letter seeking support to object to this application. I attach a copy of what was posted through the mailbox. According to the letter, the existing building does not currently have 25 separate self-contained studio flats (as the application claims). It is true that there are a number of studio flats that do not have basic essential facilities. As far as I can see from the plans:

- ∞ Ground Floor Mezzanine: Flats 1 & A - no kitchen sink;
- ∞ Ground Floor: Flats 1 & 1A - no bathroom and toilet;
- ∞ First Floor: Flat 9 - no kitchen sink and no bathroom and toilet; and

- ∞ Second Floor: Flat 15 - no kitchen sink and no bathroom and toilet.

There are already 4 large wheelie bins outside No.24 on the pavement which permanently blocks half the width of the pavement. This is inconvenient for the public.

If you have a moment, I would recommend objecting to the application. I understand that the deadline is 15 March. I cannot see the "add comments here" button on the Camden website so I would suggest emailing Camden Planning instead.

Here is the link to the application:

<http://planningrecords.camden.gov.uk/Northgate/PlanningExplorer17/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=497200&XSLT=/Northgate/PlanningExplorer17/SiteFiles/Skins/Camden/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer17/SiteFiles/Skins/Camden/Menus/PL.xml&DAURI=PLANNING>

You can object by sending through your comments to Camden as follows [extracted from Camden Council website]:

How do I make a comment on a planning application?

The quickest way to comment on planning applications is to submit your comments online:

- ∞ read all related documents and plans
- ∞ send us comments by clicking 'add comments here'

If the formal consultation period has ended the "add comments here" link will not be available, but if we have not already made a final decision on the application you can still comment on an application by email. You can also add an attachment to your comment.

Email planning@camden.gov.uk

You can also write to: Development Management,
Camden Town Hall, Judd Street, WC1H 9JE

Many thanks,
Joy

<24WedderburnRpad_objection.pdf>

From: Annabella Martin [REDACTED]
Sent: 06 March 2019 09:27
To: Planning
Subject: Fw: Application 2019/0225/P: 24 Wedderburn Road

From: [Joy Hsu](#)
Sent: Tuesday, March 05, 2019 11:34 PM
To: [Annabella Martin](#)
Subject: FW: Application 2019/0225/P: 24 Wedderburn Road

I would also object to this planning application - I live at 13 Wedderburn Road and agree entirely with what Mrs Hsu has said here.
MrsC. A. Martin

From: Joy Hsu
Sent: 05 March 2019 11:33 PM
To: planning@camden.gov.uk
Subject: Application 2019/0225/P: 24 Wedderburn Road

Dear Sirs/Madam,

I am a resident of Wedderburn Road. I object to the application for a 'Certificate of Lawfulness (Existing)' on the following grounds:

- ∞ the building most recently had approximately 15 flats (similar to No. 31 Daleham Gardens which was subject to an extensive fire on 21 November 2017 resulting in a loss of life);
- ∞ an email (received by the Council on 26/2/2019) from Mr Domenico Ferri, a former resident of 24 Wedderburn Road supports the above in that the house did not contain 25 flats (as the application claims);
- ∞ the application states that there are 25 self-contained flats however on viewing the various plans, there are 6 flats which are missing essential facilities as follows:
 - Ground Floor Mezzanine: Flats 1 & A - no kitchen sink;
 - Ground Floor: Flats 1 & 1A - no bathroom and toilet;
 - First Floor: Flat 9 - no kitchen sink and no bathroom and toilet; and
 - Second Floor: Flat 15 - no kitchen sink and no bathroom and toilet.
- ∞ If the Council approves this property for the 25 flats as claimed, this would substantially increase the risk of fire:
 - What provisions for fire prevention and containment will the owner install? There is no mention in the owner's supporting documents that mention such measures;
 - Has the owner made provision for extensive electrical use as there may be more than 25 residents at any one time who are likely to have separate washing, cooking and heating appliances.
- ∞ There are already 4 large wheelie bins outside 24 Wedderburn Road on the pavement which permanently block off half the width of the pavement. This is inconvenient for members of the

public who use this pavement and only allows one person to pass at any one time. If the Council approves the application, this will lead to an increase in the number of wheelie bins on the public pavement which will further inconvenience the public as well as create a permanent eyesore. It is not acceptable that rubbish bins be left permanently on public pavements.

- ∞ With 25 separate flats, it is reasonable to assume that some of the residents will own cars which will need to be parked on the road. This may substantially increase the need for local street parking on what is a very short street which generally has little room to park as it is.

Yours faithfully,
Ms J Hsu

[REDACTED]

From: Joy Hsu [REDACTED]
Sent: 06 March 2019 08:43
To: Planning
Subject: Application 2019/0225/P: 24 Wedderburn Road (updated comments)

Dear Sirs/Madam,

Please disregard the email I sent last night. The following supersedes it.

I am a resident of Wedderburn Road. I object to the application for a 'Certificate of Lawfulness (Existing)' on the following grounds:

- ∞ the building most recently had approximately 15 flats (similar to No. 31 Daleham Gardens which was subject to an extensive fire on 21 November 2017 resulting in a loss of life);
- ∞ an email (received by the Council on 26/2/2019) from Mr Domenico Ferri, a former resident of 24 Wedderburn Road supports the above in that the house did not contain 25 flats (as the application claims);
- ∞ the application states that there are 25 self-contained flats however on viewing the various plans, there are 6 flats which are missing essential facilities as follows:
 - Ground Floor Mezzanine: Flats 1 & A - no kitchen sink;
 - Ground Floor: Flats 1 & 1A - no bathroom and toilet;
 - First Floor: Flat 9 - no kitchen sink and no bathroom and toilet; and
 - Second Floor: Flat 15 - no kitchen sink and no bathroom and toilet.
- ∞ If the Council approves this property for the 25 flats as claimed, this would substantially increase the risk of fire:
 - What provisions for fire prevention and containment will the owner install? There is no mention in the owner's supporting documents that mention such measures;
 - Has the owner made provision for extensive electrical use as there may be more than 25 residents at any one time who are likely to have separate washing, cooking and heating appliances.
- ∞ There are already 7 large wheelie bins outside 24 Wedderburn Road on the pavement which permanently block off half the width of the pavement (see 2 photographs attached taken on 6/3/2019). This is inconvenient for members of the public who use this pavement and only allows one person to pass at any one time. If the Council approves the application, this will lead to an increase in the number of wheelie bins on the public pavement which will further inconvenience the public as well as create a permanent eyesore. It is not acceptable that rubbish bins be left permanently on public pavements.
- ∞ With 25 separate flats, it is reasonable to assume that some of the residents will own cars which will need to be parked on the road. This may substantially increase the need for local street parking on what is a very short street which generally has little room to park as it is.

Yours faithfully,
Ms J Hsu





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March 6, 2019

Dear Planning Officers,

We were shocked and dismayed to see an application for 25 self-contained flats 2019/0225/P @ 24 Wedderburn, NW3 5QG. Our property is one of 5 sharing a common boundary with 24 Wedderburn and in the 37 years we have been its neighbour, we have been alarmed by the density of occupancy in that house originally designed in the late 1800's as a single family home. We see the 2019/0225/P claims 25 "existing" flats whereas it appeared to us over the years that it was divided into about 15 flats, not 25, and even that subdivision made for very cramped quarters. Added to that there was poor maintenance of the property with the back garden, most years, looking like a giant rubbish tip which attracted unwanted vermin.

Looking at the plans on file, one can see how little usable living space most of these units provide. Four have no access to a WC and washing up facilities. 21 have kitchen sinks but 4 do not. Only one flat appears to have a built-in hob provided. In all the other units, will tenants be plugging in hot plates, microwave ovens, electric kettles, electric heaters, refrigerators, and other appliances with the danger of overloading circuits? Where are fireproof walls, ceilings, doors, and a sprinkler system? Where are alternate ways out of the property if a fire in the interior staircase used by all flats, blocked the exit?

The Grenfell Tower Disaster plus the fire in late 2017 nearby us and 24 Wedderburn of one of Camden's properties with a death in the fire by one of Camden Council's tenants, should indicate the danger in overcrowding and possible electrical fires from plugged-in appliances. The Grenfell Tower Fire was caused by a defective refrigerator. In the Camden Council property fire at 31 Daleham Gardens, the fire apparently started in electrical wiring in an under stair cupboard where flammable items were stored. There were 2 to 3 people resident the night of the fire in the occupied units so if 25 units were occupied at 24 Wedderburn you could conceivably have between 50 and 75 people in need of a speedy exit and neighbouring properties would have to be evacuated as well as happened at 31 Daleham Gardens in Nov. 2017.

With a history of poor maintenance over many years, how will 24 Wedderburn cope with all the daily trash that will be generated by the units?

Where is parking for these units? Only a few cars can have kerb space there. Currently there is not enough parking for people living on Wedderburn so those cars park on other streets taking parking spaces away in front of other peoples' homes.

Sincerely, The Ws (8 of us)

From: dome ferro [REDACTED]
Sent: 25 February 2019 21:04
To: Planning [REDACTED]
Subject: Application No: 2019/0225/P 24 wedderburn road London nw3 5qg

HI

Dear Madamor Sir,

RE : Application No: 2019/0225/P 24 wedderburn road London
nw3 5qg

I would like to make a comment about the above application ,
I went in to your website for the above application but wasn't able to leave a comment anywhere

I lived in the above property from 2005 to 2013 and I can say they
were barely rooms in very unhealthy and unigeneric conditions
clearly they were not 25 self contained studio as stated in the above
application,

That is clearly a lie I know in 2013 they made some work to transform them in uninhabitable
studios unhygienic and unhealthy living condition flat as a consequence I had yo leave the above
address

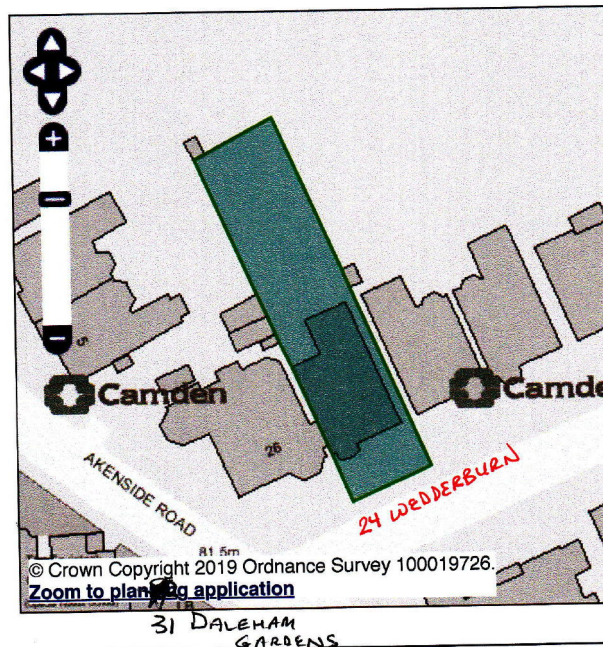
Or if you tell me exactly where I can leave my comment for the above application I will be happy to
file it.

Thank you in advance for your time

Domenico ferri
[REDACTED]

Location Co ordinates	Easting 526701 Northing 185149
OS Mapsheet	
Appeal Submitted?	No
Appeal Decision	
Case Officer / Tel	Alyce Keen 1400
Division	Planning Solutions Team
Planning Officer	Alyce Keen
Determination Level	
Existing Land Use	C3 Dwelling House
Proposed Land Use	C3 Dwelling House

Location Map



Other Information Available for Planning Application - 2019/0225/P

- Application Dates
- Application Checks
- Application Meetings
- Application Constraints
- View Related Documents

Muthoora, Leela

From: Keen, Alyce
Sent: 07 March 2019 09:05
To: Planning
Subject: FW: Objection to planning application 2019/0225/P; 24 Wedderburn Rd NW3 5QG

Hi,

Can you please upload this objection to the application 2019/0225/P.

AK

Alyce Keen
Planning Officer

Telephone: 02079741400



From: Louisa Martin <louisamartin@gmail.com>
Sent: 07 March 2019 08:26
To: Keen, Alyce <Alyce.Keen@camden.gov.uk>
Subject: Objection to planning application 2019/0225/P; 24 Wedderburn Rd NW3 5QG

Dear Ms. Keen,

I do not believe that 25 flats currently exist in this house. Most houses on the street have a maximum of 15 units. I have concerns about hygiene / health hazard / fire and safety hazard , with that many flats housing probably 50 or more residents. Also, I cannot see how the landlord could fit the required number of bins on the property to cope with this, and I have been told that this property already has a history of rat problems and poor trash maintenance.

In nearby Daleham Gardens, a young woman died, unable to escape during a fire in a similar sized building with 15 flats. The plans for studio flats show no proper provision for cooking facilities, which might encourage residents to plug in appliances which might overload the building's circuits. It is also worth considering how these units will be heated- what will tenants plug in / into which outlets? If there are 25 flats, this could pose a real danger.

This number of flats in one building also raises parking and traffic concerns. It is already difficult to find a parking space, and the addition of potentially 20 more inhabitants (as I do not believe 25 flats already exist) could make parking and traffic chaotic.

Many flats are missing WCs and washing facilities and I cannot see any laundry facilities, which again, could pose electrical and hygiene hazards.

Regards,
L Martin

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