

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)

A black rectangular redaction box covering the signature of the sender.