

MARCH 5, 2019

Dear Neighbour,

We have only 10 days left to respond to CAMDEN PLANNING !!

FIRE One year and 4 months ago at 1:50 AM **FIRE** broke out, destroying a house of similar age, size, and construction to those on Wedderburn @ 31 Daleham Gardens **NEARBY**. Divided into **15** units, with only **8** occupied at the time by **21** people, 20 escaped when neighbours woke them but a woman in her 30's, living on the first floor, could not get out and **died**. (All the tenants in flats next door, had to be evacuated.) The Coroner criticised the building's owner, Camden Council, for lack of fire safety measures and poor maintenance of the building.

CAMDEN PLANNING has recorded an application by 24 Wedderburn, for "25 EXISTING self-contained residential flats" and says **YOU** can make comments up to March 15th about this application. Take a good look online at application 2019/0225/P for 24 Wedderburn Road, London NW3 5QG:

Planning Application: <https://tinyurl.com/yxvfhtvm>

If that doesn't work, try CAMDEN PLANNING WEBSITE, and enter application number 2019/0225/P

BACKGROUND: 24 WEDDERBURN does NOT have 25 EXISTING units as stated on application 2019/0225/P unless it has sneaked in additional units prior to making this application. It recently had approximately the number that 31 Daleham Gardens had before the fire. Unfortunately 24 Wedderburn has a more than 40 year history of poor maintenance: please see letter attached from Mr. Ferri who resided at that address from 2005 to 2013.

CONCERNS REGARDING APPLICATION:

1. FIRE SAFETY

- A. If 25 units were approved by Camden Planning, over 65 people might need to be evacuated in case of fire with provision needed, but not stipulated, for fire walls, fire doors, fire alarms, sprinkler systems, and well-placed fire extinguishers so people could get out alive and fire could be kept from spreading to neighbouring properties
- B. 2019/0225/P has improper provision for or non-existent cooking facilities in the self-contained "studios" which would encourage tenants to plug in appliances in unauthorised, non-safety outlets, thus overloading circuits
- C. How will the units be safely heated? If heating is not provided, what will tenants plug in as heat sources and into what types of outlets?

(Points to consider continue on back)

2. HEALTH and HYGIENE

- A. Some of the units have a footprint that is so cramped, they do not look like they could lend themselves for other than overnight occupancy but they are listed as "self-contained residential units"
- B. There are missing WCs and washing facilities for **FIVE** flats with two missing on the Ground Floor (Flats 1 and 1A ...not Mezz Level); one flat on the First Floor (Flat 9); and two on the Second Floor (Flats 15 & 20); also no communal laundry facilities are provided
- C. Where will there be space outside for 25 Green Recycling bins plus 25 Black Trash bins and 25 Brown Compost bins? Note there has been a **RAT PROBLEM** and trash maintenance issues relating to this property in the past.

3. PARKING ??

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]



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Planning applications

Details Page for Planning Application - 2019/0225/P

Site Address 24 Wedderburn Road London NW3 5QG

Documents for this application

[View drawings, comments and other documents for this application](#)

Application Progress Summary

Application Registered 14-02-2019
Comments Until 15-01-2019 *As?*
Date of Committee
Decision
Appeal Lodged
Appeal Decision

Application Details

Application Number 2019/0225/P
Site Address 24 Wedderburn Road London NW3 5QG
Application Type Certificate of Lawfulness (Existing)
Development Type Certificate of Lawfulness
Proposal Use of the building as 25 self-contained residential units (Class C3).
Current Status REGISTERED
Applicant N/A
Agent JMS Planning & Development Ltd
Wards Hampstead Town

Location Co ordinates Easting 526701 Northing 185149

OS Mapsheet

Appeal Submitted? No

Appeal Decision

Case Officer / Tel Alyce Keen 1400

Division Planning Solutions Team

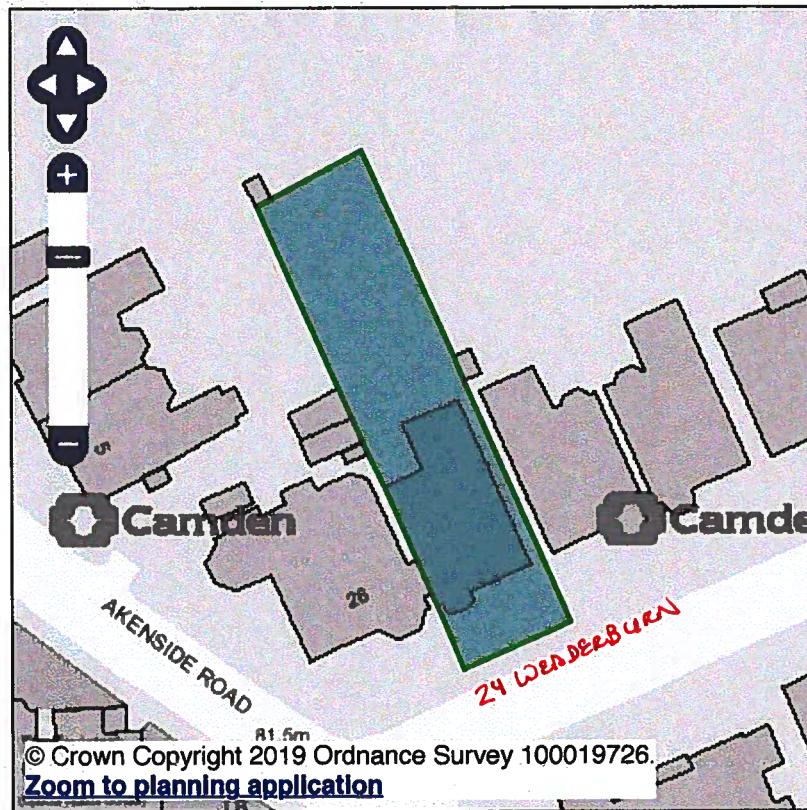
Planning Officer Alyce Keen

Determination Level

Existing Land Use C3 Dwelling House

Proposed Land Use C3 Dwelling House

Location Map



* 31 Daleham Gardens

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

[Application Dates](#)

[Application Checks](#)

[Application Meetings](#)

[Application Constraints](#)

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