From: John O'Rouke <[redacted]
Sent: 05 April 2019 06:51
To: Planning
Cc: English, Rachel; [redacted]
Subject: RE: Objection to Planning Application 2019/0638/P

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Regards John O'Rouke

From: John O'Rouke [mailto:johnorouke@sky.com]
Sent: 01 April 2019 20:12
To: 'planning@camden.gov.uk'
Cc: 'rachel.english@camden.gov.uk'; [redacted]
Subject: Objection to Planning Application 2019/0638/P

Dear Sir/Madam

I wish to lodge an objection for the proposed building works planned for 16 Pakenham Street, London WC1X 0LG and I am writing on behalf of my elderly mother who lives at no 15, the adjoining property.

Having reviewed the application, we do not support the application for the following reason:-

1) Health Issues
    a. My mother (80) suffers from ill health, which has made her house bound and is unable to leave the property unless accompanied. Her only access to natural light is her garden area, which will be virtually out of bounds due construction activity. This added to the increase to dust in the local vicinity will irritate her chest as she uses an inhaler to move around the house and garden.
    b. Resident also at the property is my mentally handicapped sister, who is virtually house bound and requires a wheelchair when taken out by her carers – again loss of access to the garden will cause both physical and mental distress.
2) Access Issues
    a. The property can only be accessed from the front
        i. Excessive noise will be generated
        ii. Potential problems if the pavement area requires to be shut off as it will impede wheelchair access for my sister
    b. We do not give permission for access to our garden for any work, which most likely will be required to complete the extension – noting that it is suggested a wall is demolished between the properties?
3) Previous dispute
    a. Some 15 years ago, significant work was undertaken at no 16, where the appropriate party wall agreement was not in place prior to work commencing
        i. This resulted in solicitor letters at which times my retired parent (father now deceased) felt the legal process favoured no 16 as they offered recourse post building only
            1. Note post rather than pre
            2. My father at the time was a night worker and all building work took place during the day without due regard to his health
    b. It was also noted at the time, excavations for the previous work were dug under my parents' house without their permissions, which exposed the garden wall without support with the potential for it to collapse
4) The applicant has not lived at the property for many years and rents it out – therefore this application along with the disruption it causes is for his financial benefit not personal usage

5) Planning design requires
    a. Demolishing back wall, which given the age of the property will cause stress to surrounding buildings and impact the toilet extension at no 15
    b. Rebuilding of garden wall if I have correctly read the documents will impact the recently designed garden in no 15 and also mean that it cannot be accessed for personal usage – also if it is the wall next to the bathroom (no15) then the resulting disruption may impact this extension?
    c. The French windows onto the roofing area will completely destroys the privacy of the gardens on both sides

At this stage these are our initial objections and I would appreciate if you can outline the process of the planning application and at what stage our objections need to be escalated? This is our understanding of the plans and potential impacts, but if we are required to make a more formal objection I will seek further legal advice to supplement our summary of issues.

Regards

John O'Rouke
07877 184536