

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/0210/P	Noboru Ando	24/04/2019 13:25:46	PETITNOBJ E	<p>The total area which needs to be excavated for this project at FlatA 32 Compayne Gardens is not within the demise of Flat4,which includes only 4 steps,as shown in the Land registry Plan.The rest of the Courtyard is Common Parts and included in the Freehold of the whole building.It belongs with the large Front Forecourt of the whole building.Each flat has a 6th equal share of both parts.</p> <p>Since the present owners moved in last summer,the stairs have been extended (both in width and length) to be adjacent to the manhole cover.They should be directly below the main entrance door canopy.They are now therefore encroaching on the common parts.Also the drain which was located in the left-hand corner from the entrance door,has been concreted over. We have been trying to get information on where the sewage pipes are now discharging.The architect plans we have received give no information on this matter.Since the new plan is to move the existing Ground Floor Entrance Doorway to the lower basement level,a new flight of stairs needs to be installed.Clearly a descending gradient of stairs would be too steep to be used safely within the FlatA demise.</p> <p>Equally important is that all flatowners must have rights of access to the Courtyard,for repairs/renovation to all pipes,including sewage pipes and manholes,windows,boiler exhausts,as well as for more major building works,such as our recent roof renovations requiring scaffolding in this area.No permission was required Particularly useful in this situation is the information online about BASEMENTS DEVELOPMENTS ISSUED online by CAMDEN updated in 2018 explaining how to obtain a BASEMENT IMPACT ASSESSMENT (BIA)'WHICH IS SPECIFIC TO YOUR SITE AND PROPOSAL'I hope Flat A has provided full details.Our @ 120 year house has a history of subsidence, and the foundations are out of date need expert attention.</p>
2019/0210/P	Noboru Ando	24/04/2019 13:25:43	PETITNOBJ E	<p>The total area which needs to be excavated for this project at FlatA 32 Compayne Gardens is not within the demise of Flat4,which includes only 4 steps,as shown in the Land registry Plan.The rest of the Courtyard is Common Parts and included in the Freehold of the whole building.It belongs with the large Front Forecourt of the whole building.Each flat has a 6th equal share of both parts.</p> <p>Since the present owners moved in last summer,the stairs have been extended (both in width and length) to be adjacent to the manhole cover.They should be directly below the main entrance door canopy.They are now therefore encroaching on the common parts.Also the drain which was located in the left-hand corner from the entrance door,has been concreted over. We have been trying to get information on where the sewage pipes are now discharging.The architect plans we have received give no information on this matter.Since the new plan is to move the existing Ground Floor Entrance Doorway to the lower basement level,a new flight of stairs needs to be installed.Clearly a descending gradient of stairs would be too steep to be used safely within the FlatA demise.</p> <p>Equally important is that all flatowners must have rights of access to the Courtyard,for repairs/renovation to all pipes,including sewage pipes and manholes,windows,boiler exhausts,as well as for more major building works,such as our recent roof renovations requiring scaffolding in this area.No permission was required Particularly useful in this situation is the information online about BASEMENTS DEVELOPMENTS ISSUED online by CAMDEN updated in 2018 explaining how to obtain a BASEMENT IMPACT ASSESSMENT (BIA)'WHICH IS SPECIFIC TO YOUR SITE AND PROPOSAL'I hope Flat A has provided full details.Our @ 120 year house has a history of subsidence, and the foundations are out of date need expert attention.</p>