

Refusal – Planning application 2019/6226/P

- and request they close up the door opening - and make back to a window like all the other houses - as per original planning permission.

I am very surprised that this planning application is coming back from November – the terrace barrier now hidden in a larger planning application with the request to add metal shutters to windows. I am also completely surprised that they have taken up a terrace door that was not approved anywhere as far as I can see.

It follows the same underhand and unethical way that the developers have behaved all through this development from 2017 onwards – **they systematically never show any drawings or effects on - the only properties that are affected by their schemes – 148, 150, 150A and 152 A Haverstock Hill.**

See also below what we have to put up with since 2017 and especially since they started building.

I notice that the terrace that was constructed at the other end of the row of houses has been demolished, which shows the point that first floor terraces on this row of houses will disturb all surrounding neighbours. This will disturb even more to our side we are – 5 properties share the party wall, 3 directly sharing party wall with this proposed terrace.

The first question is why do they need a first floor terrace – they have a southwest-facing garden? This is only to increase their property value. No concern that it will cause severe distress for the neighbours.

The planned terrace will be 1 meter away from my work and living room windows and there is only a 1.5 ft ledge between the properties so anyone on the first floor roof of 2, Upper Park Road can walk directly onto 150A Haverstock Hill. They can also easily climb directly into the terrace of 150 Haverstock Hill, and 148 Haverstock Hill, as the roof of 2, Upper Park road is higher than the first floor roofs of all these properties. See photo's below.

This means no security, no privacy, noise and complete blocking of light to two floors of 150A.

Please also note all the damage done, that they have not made any effort to notify me or anyone else of – resulting in water-leaks and mould in my property.

NOISE – NOWHERE I CAN ESCAPE

People on this proposed terrace would sit, and walk, right under my bedroom window, 1 meter from the study and living room windows. If there is noise on that first floor roof, there is nowhere in my property I can withdraw and have quiet as all rooms face towards this space.

NO LIGHT WILL REMAIN TO GROUND AND FIRST FLOOR OF 150A

Any barrier put up between us along the party wall will cut out ALL the remaining light to 150A ground floor living room and the first floor study.

Due to the second floor allowed for 150 Haverstock Hill, my living room now has 0% daylight in the winter. See the light studies in the approved planning application for 150.

If any barrier goes up in the back – ALL REMAINING LIGHT WILL BE CUT OUT.

The first floor study will also lose all light – it has already lost almost all light from the front window (Haverstock Hill side) and the side, due to the second floor of 150 Haverstock Hill. It has also lost a lot of its light due to the new first and second floors of Upper Park road, that occupies a larger footprint – and an extra floor – compared to the old building.

The original planning permission was refused due to this issue when they tried to build up to our joint party wall.

My view is that this new planning application should be refused.

Complaint re the developer and their behaviour during planning and construction
I believe in being neighbourly and sorting out things quietly between you instead of official complaints, but now I am at the end of my endurance and would like to lodge the following complaint against the developer of 2, Upper Park Road.

The developer has constantly been underhand from the first planning application for the redevelopment of 2, Upper Park Road.

Notably, they systematically NEVER show the effect of their request on the ONLY really affected properties – that have party walls with them – Haverstock Hill 148, 150, 150A and 152 A.

APPLYING AT TIMES WHEN NEIGHBOURING PROPERTIES ARE DISTRACTED = CHRISTMAS

The first application went in just before Christmas 2017 when we were all busy and no one is looking out for such things. With only three weeks to respond, none of the neighbours ever saw this application. Luckily a representative of the council smelled something was amiss, visited on site and realised that the application broke a lot of planning rules and therefore opened up the planning application process again.

This next planning application was again submitted just before Christmas 2018.

When finally the building works started, we have had to look over our shoulder all the time – I have to remember every week to go and look on the lampposts in another street...and my heart rate goes through the roof every day when I see the

planning application email come in from the council. I feel physically sick each time I have to look at it...for three years now...

Their work practices that is making me ill:

NOISE OUTSIDE HOURS

Noisy work is allowed 55 hours per week, 8am-6pm weekdays and 8am-1pm Saturdays. I work from my home – so I am forced to listen to the shouting – they never speak in a normal tone of voice - the hydraulic drills, the diggers, metal saws, drills, hammers etc. 55 hours per week. As I have pointed out to Benjamin Philips several times – I really do not need hour 56, 57, 58, 59 and 60...

Each new crew arriving on site tells me that no such thing as noise regulation exists – I am just a stupid woman. And if it does exist, it does not exist in Camden, and even if it does exist in Camden it is not applicable in this instance, as the developer has given them permission to work on weekends including bank holiday weekends...

They only leave when I ask if they would like to test this theory by me calling the council's noise unit or the police? As every crew has exactly the same arguments, it looks like this is put into a system.

They have a crew constantly on site where no one except the foreman speaks English – if he is not there when I point out on the clock that they need to leave when it is mid Saturday afternoon, they give me a rude sign and continue drilling, hammering etc. The noisiest work of the week also seems to consistently be scheduled for late Friday afternoon and Saturday mornings.

RATS

When they demolished the old 2 Upper Park Road and dug down for the new metal struts, they opened up a hole in our party wall – which is my kitchen wall. I suddenly had a serious rat invasion.

The council's vermin expert could see daylight coming through this wall and advised me to ask the crew to fill in concrete quickly and well.

When I asked the crew if they could do this the answer was 'no we have not opened up any wholes' and when and how they filled in the deep holes around the new metal struts 'was not my fu--ing business'.

STINKING RAT CORPSES AND FLYINVASION

As the first round of traps for the rats did not stop the invasion, and I now had rats running in my walls and in my living room ceiling. The council's expert came back and we put out rat poison. This of course has resulted in that some rats that died could not be found and disposed and have rotted where they died.

For months I lived with this stink and the ensuing blow-fly invasion from the dead rats. Hundreds of flies - all over my kitchen and living room. They are now almost gone, but I still constantly have 5-6 flies appearing...unpleasant and unhygienic.

USING MY KITCHEN ROOF AS A RUBBISH TIP

Each week since they arrived last June I have picked soda bottles, food wrappers and plastic bags and bits of building rubble of my kitchen roof. The plastic bags are particularly irritating as they can block the only gutter serving 150A and 152 A, running through my living-room wall. Plastic bags from the building site several times blocked this one gutter.

Could they have come from somewhere else? Maybe, but I have never had anything blow onto my roof, except leaves, since the pub became a hotel and the beer garden disappeared.

WATERLEAKS IN KITCHEN ROOF

The week before Christmas 2019, suddenly there was sharp cracking noises in the kitchen and cracks appeared in the kitchen ceiling and in the walls - 2 Upper Park Road is pulling apart the ceiling and wall of 150A. There was a deluge of rain and suddenly there is water running down my wall and leaking into the roof in several places - where there have never been leaks in the 19 years I have lived here. Benjamin Philips has roofers at 2 Upper Park Road - and I ask for help as I have leaks - he says he'll ask them. No-one appears, no one speaks to me, no message.

Being just before Christmas it is really hard to get help. I manage to find someone - I had to pay hundreds of pounds for the emergency call-out. We have now put in some temporary measures and tar painted the roof and walls to see if we can keep the buildings integrity. It is not working - 2 Upper Park road keeps pulling the party wall away.

MOULD

I now live with half a kitchen wall wet and full of mould. It is giving me chest problems - remember I am here often 24 hours per day. See photo.

SOLVENT ILLNESS

The week before Christmas suddenly my kitchen, living room and gradually the entire house filled with a nauseating solvent smell despite the fact that all windows were closed.

The smell persisted for a whole week. My sister noticed it when she arrived from Sweden on December 20! I had lived, worked, and slept in this smell - with a blinding headache and nausea for a week...

I notified Mr Philips. His answer was that they were sealing the roof and roof window. He promised that in the future they would notify me before any smelly works so I can leave for the day.

Since Jan 6 there has been three more occasions with the same extremely strong solvent/chemical smell – NB: I am a Chemical engineer so I know about solvents and chemicals - with no notification whatsoever.

The latest was this past week, Thursday Feb 6, when it was so bad, that aside from a blinding headache, I threw up twice, and on Friday morning woke up with red circles (I have never in my life looked like this) under my eyes indicating an allergic reaction to the chemicals. The solvent smell was still strong – especially in the kitchen – on Sunday Feb 9. There were no such problems with 150 Haverstock Hill.

This is in line with their behaviour regarding noise – the site foreman promised me in June, that when they were planning to do particularly noisy work, he would notify me so I could plan to leave for the day. Never once have they notified me.

TOILET PIPES PULLED OUT OF JOINT

When the heavy drilling in the joint brick walls went on it shook loose the connection between the toilet and the outflow pipe in the first floor bathroom – just above the kitchen. The outflow pipe goes through the wall that joins the party wall perpendicularly, and down behind my TV cupboard in the living room – and sewage was slowly seeping down behind this wall...smelling.

When I asked the workers to be careful on this small part of connecting wall – and explained why – I again got a swear word as a reply and 'it was not their problem'. My living room smelled foul for two months until they stopped the structural work on that side and no longer shook my sewer pipes.

I only ask one question: Is this really acceptable? I am physically ill and mentally exhausted due to the 2 Upper Park Road redevelopment.

The stress caused by constantly having to be hyper-vigilant about what they are going to spring on you next is mental torture.

The past eight months have been a living hell.

And now they want to push everything to the limit again...and put terrace right on top of me that will cause severe distress. This cannot be right from a planning regulatory or human health perspective.

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