

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1035/P	M Blakely	27/03/2020 20:31:38	INT	<p>We reside on the first floor of the same dwelling where the proposed work will be carried out under application 2020/1035/P. As such, we are concerned about the intrusion on our quiet enjoyment, our privacy and security as well as the potential impact on our access to communal parts of the property.</p> <p>As the building is of late Victorian age, the internal soundproofing quality is low. Therefore, a key concern is the level of noise that the construction would cause - as we would be directly impacted. We understand from the plans that a large section of the building's outer wall will be demolished and the internal layout will be rearranged. Under a standard construction arrangement (in line with Camden Council regulations) of 10 hours each day, 5 days a week with additional disruption on Saturdays, we face significant noise levels and months (if not longer) of having no quiet enjoyment of our property. Given that we are unsure of the length of the current period of having to work from home under Government order, the level of noise and disruption expected from the anticipated demolition and construction work is significant. We have not been made aware of any measures to be implemented, or any restrictions to be put in place, to assist the current occupiers of all 6 other flats to be able to have quiet enjoyment (to the extent possible) of their homes.</p> <p>Given the scale of the planned work, we expect that work will be carried out over months and involve a significant number of tradespeople. The building also only has a single main access point which will presumably be used for access to the building site. There is also concern around security of the site during the period that the outer wall is missing - creating a direct access to the property. Clearly, this is a key security and privacy concern for us. Not only the number of people in our property, but also the number of people with access and the potential for unauthorised access.</p> <p>There is also a concern that the work planned will adversely impact our, and other occupiers' access (and private enjoyment) of the garden. The garden is key drawcard for living in our property and attracts a premium in rent. Safe and secure demolition of the exterior wall and subsequent reconstruction work will more than likely require obstruction or complete removal of access to the garden while work is in progress. This will especially be the case where the main site access is Flat 1's rear door - which opens into the garden. As such, even if we were to retain partial access, it would not be for private use given the number of tradespeople on site. We are concerned that these works will mean that we lose access to a key part of the property, or at best have it severely impacted.</p> <p>As tenants, this comments form is our only option to put forward a submission. The Application documentation states that our landlord was given notice, but as he does not live in London, the planned works has no impact on him.</p> <p>Although the ideal would be no disruption, we appreciate that this is not realistic and we can understand the value to the lovely family in Flat 1 of having the extra space. We acknowledge that we have not seen any schedule or works and do not know the timelines - we simply ask the Council to take into account the number of other occupiers of the property when considering the hours and any restrictions to be placed on the Application's consent.</p> <p>Thank you</p>