



22nd April 2020

Objection to proposed redevelopment of Frances Gardner Apartments

Dear Sir or Madam,

I am writing to object to the proposed redevelopment of Frances Gardner Apartments, 89-91 West End Lane, London NW6 4SY (planning reference 2020/0928/P).

I am a resident of Kings Gardens, which is immediately next to Frances Gardner Apartments. My main concern regarding this proposal is how the builders will ensure that neighbouring properties like ours are not damaged by subsidence as a result of the construction.

I understand, from speaking to neighbours who have lived here for longer than I have, that part of the Kings Gardens estate did suffer some subsidence damage a few years ago, and that we had to make a large insurance claim as a consequence. Given that the proposed redevelopment will involve significant basement and foundation work, the possibility of the land disturbance causing damage to adjoining estates needs to be considered.

If the developers can convincingly explain how they will ensure their building work does not cause subsidence damage to neighbouring properties, and indemnify Kings Gardens against any damage that nonetheless does occur, then I would withdraw my objection.

However, I currently see no evidence of this: the "Statement of Community Involvement" from the collection of supporting documents on the Camden Council website does not mention the words "subsidence" or "damage" even once. I could not find any other documents in that collection that mentioned this concern either.

More generally, my experience of the consultation process was very different from that described in the "Statement of Community Involvement". I did receive a letter from the developer regarding a consultation, but it arrived on the day of the consultation itself. I did not have an opportunity to read that letter until my return from work on that day, by which time the consultation was already over. In addition, the consultation was on a single date close to Christmas, when several of my neighbours had already left for their Christmas holidays.

Surely a developer who was serious about consulting the local community on a construction proposal would have offered a choice of multiple consultation dates, at least some of which would not have been so close to Christmas, and they would have given significantly more advance written notice of these dates? This omission, and the complete absence from the "Statement of Community Involvement" of a major concern felt by myself and several of my

neighbours, raises serious questions as to whether this consultation was undertaken in good faith.

With thanks and kind regards,

A solid black rectangular redaction box covering the signature area.