From: Fieldsend, Sofie
Sent: 11 January 2021 09:56
To: Planning
Subject: FW: Planning Applications 2020/5187/P; 2020/5383/T; 2020/2165/P.

[redacted]

Subject: RE: Planning Applications 2020/5187/P; 2020/5383/T; 2020/2165/P.

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Please note I meant cubic tonnes – not square tonnes

[redacted]

Subject: RE: Planning Applications 2020/5187/P; 2020/5383/T; 2020/2165/P.

Good afternoon:

I own the property directly adjacent to 14 Hampstead Hill Gardens – specifically the garden flat at 16D

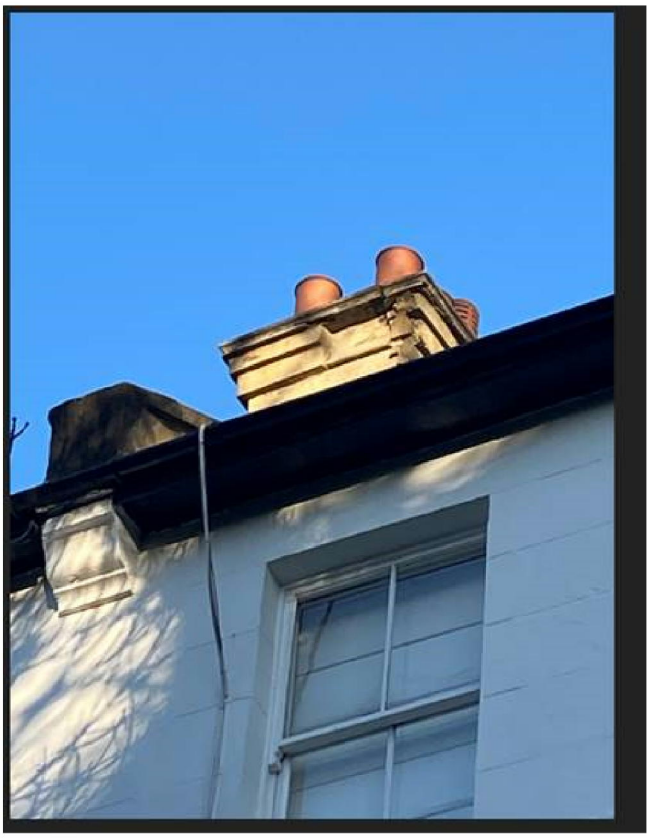
The substantial work performed to date on 14 Hampstead Hill Gardens to date - for which the planning applications have been submitted retrospectively - has created serious safety hazards for those of use living close to the property which I will detail below.

I would like to object to the planning application 2020/5187/P on the grounds that the developer has not been able to demonstrate (through the course of the work to date) that they can meet even basic safety standards in their design or building process. Approving this development would introduce unacceptable risks - not least due to the close proximity of the work to an actively used railway tunnel.

I would further like to object to the approval of the retrospective planning applications 2020/5383/T; 2020/2165/P. The cavalier and brazen manner in which the recommended planning approval protocols have been ignored sets a dangerous precedent which could lead to building safety standards falling in the area and retrospective applications becoming standard practice. The retrospective applications reflect a deliberate withholding of information from earlier representations made to the council. On this basis, how can one trust that the planning proposals with respect to the new property are any more complete or accurate.

Safety Issues Arising from the Work Performed at 14 Hampstead Hill Gardens in 2020

- **Damage to our shared chimney caused by the scaffolding**
  In erecting the scaffolding during the Summer, the workers damaged part of the chimney – specifically on our side of the property. As such it has periodically led to large pieces of render falling off the roof and on to my garden or the balcony of the flat above (16 C Hampstead Hill Gardens). I do not need to point out that this could kill someone. [redacted]



- **<u>Asbestos / Dangerous Materials:</u>**

Through the course of the development work this year, each wall and ceiling was taken back to the brick or in the case of the loft, removed entirely . As one might expect of a building which is 140 years old and which has had substantial refits over the years, the materials removed would not meet modern safety standards. Large quantities of what appeared to be asbestos or a similar particulate type material, cladding, gypsum , loft insulation and plaster were removed and left uncovered in the skips each day…which led to dust clouds of the associated particles floating around. The proposed work would naturally introduce substantial amounts of dust and other particles into the air. I doubt whether the appropriate safety measures would be followed based on the evidence of the work done to date.

- **Excavation:**

  The photos provided to date on other representations have no doubt shown how the soil was excavated by hand with no supporting braces against nearly 2meters of soil. Had the soil collapsed, someone could have been killed or badly injured next door. Furthermore, excavations under the rear walls (underneath properties which back onto our gardens) were performed with little consideration to the stability of the remaining structures. As we speak , the gardens at the back of our property are supported by 2m x 10 m x 10m (approximately) less soil than previously. This means that very roughly 340 tonnes (200 square meters @ 1.7 tonnes when wet) of soil has been removed from the supporting base of the adjacent properties. Thus introducing the risk of landslides and the collapse of the ground / wall. I raise this point not only to emphasise the need for the soil levels to be restored to a safe level with respect to the retrospective planning applications, but also to highlight the potential risks associated with the even more substantial excavations for the proposed works

The points made above have been made in good faith and are based on my clear view of the garden and building works from next door. I trust that you consider them to be made in the interests of everyone' safety - not least any present or future residents of 14 HHG.

Kind regards

Thanks you

Michael Baker – 16 Hampstead Hill Gardens