
From: E Stranger <[REDACTED]>
Sent: 13 March 2021 23:51
To: Planning
Subject: Planning Application 2020/5865/P - 58A Fellows Road NW3 3LJ

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58D Fellows Road
London NW3 3LJ

12th January 2021

Planning Department
London Borough of Camden Confidential
5 Pancras Square
London N1C 4AG

Attention: Planning Dept.
Ref.: 2020/5865/P .
58a Fellows Road .
London NW3 3LJ .

Dear Planning Department,

We have yet to receive any notice from Camden of an application for planning permission for 58a Fellows Road. If an application has been filed one expects to receive notification from Camden with the opportunity to lodge objections. I assume that Camden sent notices by post, hence our concern. I understand two notifications were posted on two street posts closer to the property but one was immediately removed and the other pushed high up into, underneath and within the cavity formed by the large triangular yellow extended parking suspension sign for the fiber optic roadworks taking place on the road in front of the property. There is no reason to do so unless to conceal the notice, like the last application for 56a several years ago. You will appreciate this is a serious matter.

We are therefore compelled to note that the same applicant residing at 56a has keys to the common front door and garden flat entrance of 58 Fellows road for many years, including access to all delivered mail on the side counter by the front door. (Which of course arrives within a minute of similar mail next door.) It is of further concern since none of the tenants at 58 Fellows Road received a notice in the post of the application for planning permission for 56a Fellows Road several years ago from Camden Council. We learned from subsequent enquiry after it was granted that Camden would have posted prior notifications to each of us of a planning application, and on the nearby street posts. Our building's residents are attentive to notices on our nearest street posts and should have seen them. Unaccountably if they were placed they were apparently removed by someone, possibly with an interest in the matter. . Hence please consider this objection while we await the opportunity to respond to Camden's expected notification.

As a semi-retired Consultant Psychotherapist in NHS Psychiatry, including three decades in Child and Family Psychiatry, as well as working for this Authority for many years, I take an active interest in public concerns. I have, for example, successfully brought and won a case at the Appeal Court and Supreme Court

on a matter of major public interest. You may understand in the circumstances that I am very concerned about a matter that could affect our own home and building. Since the previous adjacent works a number of things have become apparent. Please note the following objections.

Initial Objections:

1.) The High Speed Rail Link (HS2) tunnel route under London has been approved. The route and its Safeguarding Area runs directly under our road and building, 58 Fellows Road, which is of course particularly relevant to digging another full floor below ground down into the earth to create a basement floor residence above the new HS2 High Speed Rail Link tunnel. There is already considerable real concern over the massive change in the building's foundations which have to be excavated and replaced for such works under this one hundred and twenty year old Victorian building. Digging further underground, disturbing and changing its foundations over the forthcoming massive tunnel works below the property will make the building more subject to the effect of underground disturbance and vibrations. Deep low frequency vibrations will have the greatest affect on the building. Further very frequent ground vibrations will then continue for years with trains running though the tunnel. Undermining and reducing the building's 120 year old solid earthen base can only add to the building's exposure to the construction and years the tunnel will be operating. This classic Victorian house and its foundations were not made to withstand such undermining.

Excavating a full floor deeper into the ground directly over the approved tunnel that is in the process of being built is seriously misadvised. Such an excavation and subterranean living is a badly advised development, much less for residents unnecessarily extended underground that much closer to the construction area, then trains running through it for many decades to come. Such a large fully underground chamber itself is potentially subject to noise as well as an amplifying chamber to the floors above. Should it be approved the Council would also be potentially liable to its consequences.

2.) The previous excavation works creating an underground basement floor at 56a Fellows Road caused extended open long visible cracks throughout 58 Fellows Road semi-detached building's main brick supporting walls, into all three floors, as well as distorting a number of the 120 year old door and window frames on the first, second and third floors of the adjacent building. New open cracks continue to develop and open to this day as another recent surveyor's examination again pointed out. Extending up through the top floor large enough for example to put a pencil through. It has done so without the new tunnel and despite being under the adjacent building, not this one. Although several years ago it nevertheless continues to distort doors and windows frames which have to be reworked or replaced to open and close properly. Such massive works into and undermining the very foundation, over a hundred years old, not least with the forthcoming tunnel works mitigates against this classic Victorian building lasting another hundred years without major structural works and repeated repairs.

The works at 56a went on for nearly a year, with pounding noise and vibrations resounding throughout the building from jackhammers pounding deep into the building's hard earthen base and foundations, as well as mechanical power diggers. Removing the entire base under the building's foundations, producing extremely heavy vibrations and intense noise, throughout. The full effect on a 120 year old Victorian house and its foundations over the new HS2 High Speed Rail Link tunnel is not predictable.

3.) The previous nearly year long adjacent works noise and intense vibrations was extremely disturbing to the elderly residents on each floor of 58 Fellows Road, and particularly unbearable for the retired teacher in flat 58B. These residents are mainly home all day and should not be subject to such prolonged disturbance.

4.) The application embodies an unnecessary distortion of the classic Victorian building's rear side, with an unappealing high new structure protruding behind it as well as a deep large extended underground basement extension well into the rear garden. The deep extension of the basement out into large portion of the garden previously, seen and enjoyed by the surrounding houses, is something of an eyesore. The underground extension has been misleadingly described as just a "lightwell," a misnomer for a large extended concrete

subterranean area that does not fit either with the Victorian building itself or other building's on the road. Its added extension further back into the garden with another half subterranean level continues the aesthetically inharmonious distortion of the classic victorian rear face of the building and garden.

5.) The further extension of the deep basement into the front garden is an unsuitable and unsightly distortion of the Victorian building's frontage. It is disharmonious with the other Victorian buildings along Fellows Road, and an unsuitable distortion for nearby residents to look upon. Further, it takes away a significant portion of the front garden from the residents. Additionally of course it extend even more into and over the HS2 tunnel construction and Safeguarding Area, causing further problems to the whole building.

6.) Creating such extensions behind and in front of the classic Victorian building is a clear distortion of the building's shape, size, appearance and frontage. The subterranean extensions and the ground floor building extension violates the Victorian architecture common to the road and is quite unnecessary. Its classic age and style should be preserved.

We trust their absence is not Camden's fault and should be grateful if you would please provide full details of the planning application made for 58 Fellows Road which should have been received, with forms for all of the resident's to formally lodge objections by post and email.

With thanks for your concerned attention,

Yours sincerely,
Elliott Stranger