

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/1421/P	Laura Bamford	11/05/2021 15:49:28	OBJ	<p>Application talks about accessing a Courtyard - the area is not a Courtyard, it is a narrow, sunken, basement path around the 2xsides of the building. This path is approx6ft/2m below the garden level, and is accessed by a fixed iron rung ladder sited very close to the proposed door, for use by Utility suppliers to read meters:</p> <p>With the proposed door opening into the basement path, this access would be closed off</p> <p>If both externally opening doors were open, there would be no access onto the path, because the path is too narrow</p> <p>Infrastructure feeding the building - electricity, gas, water - is underneath the path (the application calls it a Courtyard) which the application proposes breaching. There have been extensive emergency works undertaken by Thames Water for burst pipes and the repair of fragile sewage immediately outside Flat 9 on Finchley Rd and Langland Gdns over the last 5years in 2009 and 2016 all water was cut off for 3days+</p> <p>Approving the application would mean that Flat 9 has new access into the communal area which is the basement path - the gardens directly above the path are not accessible from this proposed door</p> <p>Application cites the precedence of a door into Flat 2, which is a single door on the other side of the building and is at ground floor level, directly onto the garden, sloping downwards, with the door opening inwards into the property. No Planning Permission was requested by Flat 2 so this cannot be used as precedence as it was not and has not been Approved by Camden Council</p> <p>This application would mean the facade of the building would be changed - this is a conservation area so external changes altering the character of the building/the conservation area should be minimised</p> <p>This door would mean a further access point to the building which is currently controlled by each flat via intercom. Security of other Residents could be compromised by a door over which they have no control</p> <p>As Flat 9 is a basement flat at the bottom of a hill and facing onto a retaining wall, breaching the structure with a door increases likelihood of damp/water ingress. For over 3years, extensive Freeholder works have been undertaken to repel damp - drainage support, damp proof course, redecoration - and are ongoing. This door could jeopardise water-facing integrity</p> <p>This is a load-bearing wall supporting 5xfloors above, 14 flats in total. The application does not detail how the structure of the building would be adequately preserved/secured</p>

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2021/1421/P	Cyrus Alai	10/05/2021 18:18:08	OBJ	<p>1. Flat 9 cites precedence: Flat 2 has put in the door quoted and photographed. There was no Planning Permission sought by Flat 2 for the door cited as precedent - not PP has been sought retrospectively, therefore this door in Flat 2 cannot be used as legal precedent.</p> <p>2. Conversion of an existing window into a door, adversely impacts the design integrity of the facade. Leinster Mansions is of historic significance and is protected by Conservation Area status.</p> <p>3. Flat 9 says the proposal gives access onto a Courtyard: the area in front of the window is not a Courtyard, it is a communal path around the perimeter of Leinster Mansions. It is used for access to electricity meter boxes and Utility supplies</p> <p>4. The proposal for a door would mean the communal path would be blocked by the open doors as they open onto the path</p> <p>5. The basement path described as a Courtyard is at the bottom of the hill which is Langland Gdns and during torrential rain, water collects before dispersing via drains. The proposed door would make the building vulnerable to increased water ingress - a new damp proof course is currently under review due to excess water ingress throughout Flat 9</p>

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