

Planning Objection 2022/3705/P
Barrie House 29 St Edmunds terrace NW8 7QH

Dear Ms Quigley

Please may my name and email address and any info relating to this being from me be redacted from the published version? Please confirm.

I kindly ask this application be rejected on the following factors

Concerns over the 9 Flat developments on Barrie House and failures in process

1 The issues have been raised to Camden Planning relating to the 9 flat developments in the car park of Barrie House, which works appear to have started on. Given this is on going any further development on the same site should not be allowed especially by the same Freeholder/ developer until these serious concerns have been resolved.

2 Build commenced in Barrie House without meeting 32 pre existing conditions.

The planning disaster with the 9 flat development planned in the car park of which the pre existing conditions have not been met prior to work commencing cannot be separated as it is the same developer/ freeholder, same building and same council.

It appears this development is at this point being built illegally. How can another development in the same building be considered given the situation with the chaos and legal escalations with the LA and the Developer over the 9 flat car park development? We ask this application be rejected immediately given this unique and highly concerning situation to Barrie House.

3. Legality of not offering the site to the Leaseholders first

There are legal matters outstanding on this build and the car park development of which planning have been made aware.

4 Strong resident and neighbour opposition

Camden is aware of the strong opposition to the 9 flat build to Barrie House due to expire in March 2023. It has been in the media and residents writing to Camden continuously for over two years. The plan was originally objected and the appeal process remains of great concern to all. To then expect the same residents to endure a building on top of their homes with scaffolding, the damage to the inside of the property etc. as well as nine flats to be built adjoining them simultaneously is wholly against human rights of basic living in Camden. It is expecting persons to live in a building cite for two years to the side as well as above then. The Freeholder/ developer has told Camden and the Residents there is absolutely no offer to move persons or to compensate. This is forcing residents into a position whereby that cannot live in their homes in any reasonable manner and yet have no means to go elsewhere. It is against human rights to put the owners and residents into this position. Please stop this application.

5. Mismanagement of the existing block by the Freeholder/ Developer

The Freeholder / developer has let the building become neglected and dangerous and as thus is not fit to have any further planning contracts on this building. **These include Carbon monoxide leaks causing evacuation of the block in Spring of this year and refusing to provide the paperwork to residents to know the full extent of damage**; the overall block deterioration, no internal communal working boiler and instead an outdoor boiler temporary system which has been in place for 6 months and is now a legal battle as the developer wants to place individual heaters whilst the residents wish to have a new communal boiler. The block is in crisis with the Freeholder and despite repeated asks of Camden to intervene the Council have not to date acted. How can a build be added into this situation?

Concerns over the Developer and Building

5 The building has cold or lukewarm water, pipework and temporary car park spaces blighting what was once a grassed entrance and trees. The developer has ruined basic living standards as any cite visit shows on first inspection.

6 the Concerns about the Developer / Freeholder running down the building to the point of dangerous living standards are so serious that a Right to Manage takeover is in process to be completed for January 2023.

7. This building is a 1959 design that is unique and a penthouse would be wholly against that architectural design

8 density of the space building with the 9 new flats means this area is now overpopulated and not one flat has been offered for the affordable scheme.

9 I am concerned if this build is allowed as by this point Camden should have stopped all building on Barrie house until matters are resolved.

10 Processes

The Freeholder/ Developer despite him having access to everyone's details has consulted no residents at Barrie House. This is against legal process.

We have yet to received any timetable of works for the 9 flat build and concerns have been raised about the building companies existence.

Roof Design

The new roof is not in keeping with the 1959's look and feel of the block. It changes the design features. The proposal of the roof looks out of proportion with the rest of the building and neighbouring buildings. The proposed ruins the character of the building and the loss of light and overlooking etc. will be to the detriment of

neighbour's amenity, contrary to Development Management DPD. Barrie House will be left a mismatch in design and will detract to the visual appeal of the road.

This new roof fundamentally changes the look and feel of our block. The heritage is important and the new roof design will be dominating the skyline from as well as the back & side of the development being visible this new roof proposal is out of character in terms of its appearance compared with existing development in the vicinity.

Additionally, I can't see that the applicant has factored in adequate guttering into the plans given the change of slope of the roof and increase in flow of rainwater, which will cause damp issues for residents.

Structural Issues

Barrie House is a block in great neglect by this very developer/ freeholder despite accruing sinking funds and despite taking many thousands from Leaseholders for which an audit is now in process via Leaseholder concerns he has let the building fall into disrepair. The proposed work may cause structural issues to our building and we would like to request a full structural survey and for it to be reviewed before any planning permission is granted otherwise we will be damaging 24 people's homes and not creating new ones.

The applicant has previous history of poor development at Barrie House not least the latest 9 flat developments. He is a very bad landlord that does not rectify any issues or care about any problems he may cause, Therefore, all these issues need to be resolved before any building application is approved.

Barrie House lease issues

- We are entitled to quiet enjoyment in our lease and substantial building work over a prolonged period will breach this

Provision of services given the increase in capacity at Barrie House

Has there been a water survey completed? The residents at Barrie House need to ensure that there will be adequate water pressure with potentially other people living in the block.

Has there been a drain survey been completed? The residents at Barrie House need to ensure that the existing network is in good enough condition for potentially 8 other people living in the block.

There are not enough bins, parking or space for any extra persons.

The majority of our waste is recycling so we will need 4 extra bins. To cover the increase in occupancy otherwise there is likely to be impact to the local community as bin bags will be left of streets which will be a public inconvenience & may cause public health issues.

. The freeholder should be paying for this extra cost of moving our and compensation not the leaseholders yet this is the expectation of the Freeholder/ Developer.

I note that bike storage has been mapped out. There is very little space and I can't see where you would house 30 plus adult bikes,

Inadequate parking & turning capacity on corner of Bloomfield Rd

The position of Barrie House and with so view car parking spaces (6) now the car park has been turned into a development site means no more people can be accommodated. Only one side of St Edmonds terrace is Camden parking and the Freeholder/ developer has used every inch of space he can to build. It is unknown to expect people to live within a building cite of this magnitude – 9 flats being built within 3 metres on the left and a building on top at the same time.

How will it work with huge lorries parked outside Barrie House for 2/3 years whilst the redevelopment happens? This will potentially cause damage to vehicles and collisions with cars & pedestrians when they have to turn. There is an infant school opposite. It is implausible.

Disruption of Barrie House residents and local community

The construction of Barrie House is concrete ceilings with many flats with wooden floorboards. This cause a sound box effect with all noise and vibrations greatly amplified. The noise and vibrations that residents will experience for the duration of this build which is likely to be at least 2 years will be massive and very disruptive to people's lives. Our communal areas will be damaged and our narrow and original 1959 glass windows and specialist doors are not designed for mass traffic and large objects to come through. Indeed when the applicant renovated the windows they damaged the staircases and the windows were such poor quality flats are still seeking repairs. You can imagine the disruption & damage to this block if this proposal goes through. The Freeholder/ developer promised to repaint and recarpet- needless to say he didn't.

There must be rules protecting us from having toilets directly outside our flats in close proximity? All pathways need to be kept clear for fire exits and also to prevent any trip hazards etc. so that leaves very little outside space. Where will these be placed? I suggest that this detail should be submitted on the planning proposal before any decisions are made.

There is to date no wheel chair access into Barrie House; so discriminatory in this block.

Recommendation

I would recommend that the applicant stop the 9 flat developments if they wish to have a penthouse. Additionally, all lease issues need to be resolved before submitting a further application.

Thank you for taking the time to read the information that I have provided.

I hope to be notified of a decision in in due course.