

From: graham anthony
Sent: 20 November 2022 15:58
To: Sam FitzPatrick
Subject: Application Number 2022/3694/P Associated Application Number 2022/4547/L

Dear Mr Fitzpatrick.

Under the due process of a planning application, comments are invited by the Council for consideration by the Planning Committee.

However, I wish to register a formal complaint against Linda Seward, a neighbour of the applicant, for her abuse of the system and request that the Committee take due note of the methods she has used and the very questionable accuracy of her data. She has been heavily orchestrating a campaign urging all neighbours to either write to you direct, or comment on the application form to reject the scheme, even providing them with a pro forma letter of misinformation.

She sent an email dated 7 November 2022 addressed to Primrose Hill residents from which I quote.

“In reality, digging this huge basement will require removal of a considerable amount of clay with the high risk of damaging neighbouring houses/studios and causing disruption to the local drains and underground watercourse, not to mention blocking the only access to the street. In addition, there would be significant disruption over at least two years in a small and busy street regularly used by the local residents...”

This is scaremongering of the worst kind being sent to people, who unconnected with the building industry, probably don't know any better, and it is basically untrue.

For a start this is only a single basement, not a double one. It has been designed by a Structural Engineer and the construction will have to meet all the stringent codes of practice relevant to a project of this size.

It is absurd to state that it will damage neighbouring houses and studios or local drains.

It states "there would be significant disruption over two years". Again this is scaremongering. The project is highly unlikely to last two years, but even if it did, the disruption caused by the basement works would be a relatively small proportion of that time.

The rest would be the internal fit out, which happens on every building conversion.

She then goes on to trash the reputation of the architect by saying. "The architect for the development, Jamie Fobert, recently caused terrible disruption when his big project at 1 Fitzroy Road lasted a very long time, resulting in one family actually selling their property and moving out as they couldn't take the mayhem any longer. As a famous architect, he seems to have little regard for ordinary people who are the local residents around his projects.

We have no reason to believe he will act any differently with this project." As an architect myself, I was appalled at this character assassination. We have all, at some time, had difficult projects, but to assume it was all the architect's fault and he will therefore cause the same disruption on subsequent jobs is unacceptable.

In her pro forma letter, apart from repeating this litany of misinformation, she also states, 'Combining two houses for one family's use doesn't seem appropriate when there is such a shortage of housing in Camden.

New building in Camden should provide more housing for residents."

At no point does she mention that the applicant's existing house is minute, or more importantly, that when she and her husband bought their house in Kingstown Street some years ago, a house large enough for her family of two children, they also bought a site in the adjacent garden, demolished a beautiful mature tree, and built a new house of approximately the same size as the one they had just bought.

I cannot recall her showing any concern for her neighbours at the noise and disruption that this caused nor her concern for a shortage of housing in Camden.

I only mention this because of her sheer hypocrisy.

Lastly, I want to make it clear that until this planning application was submitted, I had no prior knowledge of the applicant.

My interest is purely architectural, as well as being governed by calling out what I consider to be an abuse of the planning procedure.

Best Regard

Graham Anthony. AA Dip.
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