

To : Councillors Heather Johnson (Chair), Edmund Frondigoun (Vice-Chair), Sagal AbdiWali, Lotis Bautista, Danny Beales, Lloyd Hatton, Liam Martin-Lane, Andrew Parkinson, Nasrine Djemai, Will Prince, Tom Simon and Sue Vincent

CC: Councillor Cotton, Councillor Callaghan
Leela Mutthora, Daniel Pope, Jenna Litherland

21/11/22

Dear Councillors,

I am writing to you on behalf of my mother (Claire Shamash) who lives at 33 Meadowbank as she is extremely concerned about the proposed development at number 34.

We understand that on December 15th a meeting will be held in which a decision will be made as to whether no 34 will be to build a basement and I am writing to you to urge you to refuse this application.

The application to build a basement at no 34 Meadowbank, has been controversial from the start. There have been more than 25 letters of objection from people living in Meadowbank on a range of issues regarding : risk of flooding, risk of structural damage to neighbouring houses, restricted space preventing debris from being safely removed from the site, danger of one way system with heavy duty vehicles entering a small private road, health and safety risks for the occupants of the terrace who have limited mobility and who will need access to the slope in order to leave their homes... and so the list goes on.

It is important to note that in addition to the objections raised by residents of Meadowbank both Councillor Callaghan and Councillor Cotton have submitted written objections to this application in February 2022.

In my letter I will address the following points

- a) Access to the slope
- b) Structural stability
- c) Storage of debris
- d) Demolition and reconstruction of top storey
- e) Quality of Life

a) Access to the slope

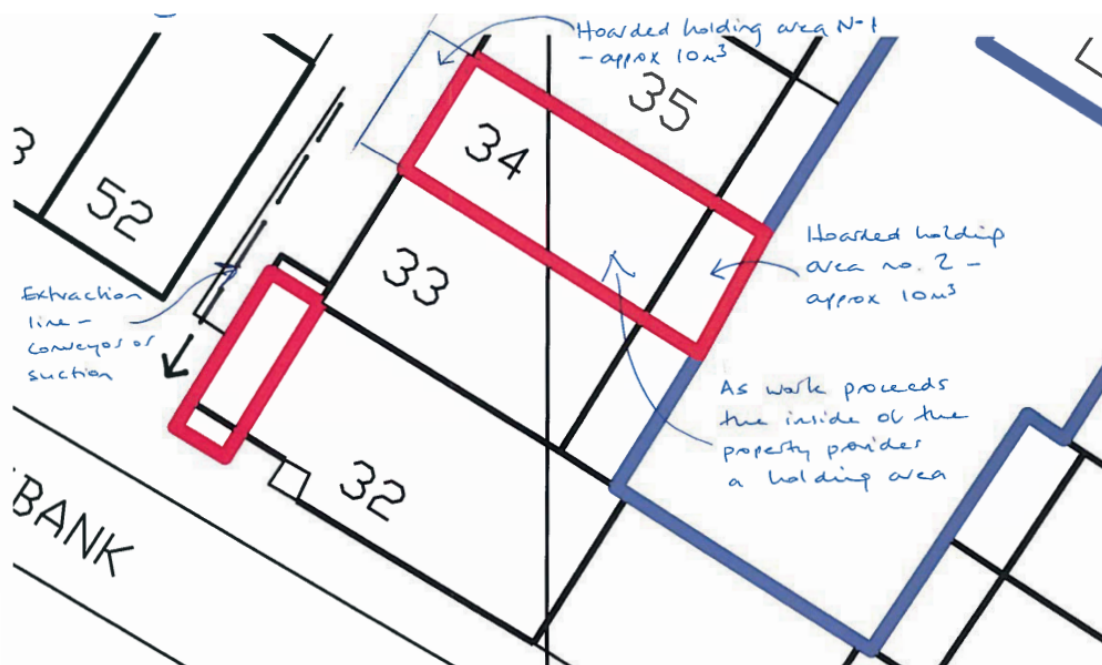
The owners of no 33 and no 35 are both over eighty years old and have mobility issues and cannot use the steps which means that they both must have access to the slope if they are to be able to leave or enter their homes.

Please see below a photograph taken by Councillor Richard Cotton which shows the area in front of the terrace from no 33 to no 34.



To date we have not seen any viable plan enabling the debris from no 34 to be removed from the site without either blocking the slope or the steps with a conveyor belt. Under the latest CMP, in order for my mother to leave her home, she would need to squeeze between the hoarding and the conveyor belt in order to get access to the slope.

Please see below :



It is important to note that this will also make it extremely difficult for able-bodied visitors and people making deliveries to have access to the terrace. Moreover it would also obstruct

the emergency services - clearly this is not a reasonable prospect given the long duration of this project.

It is vital that Camden do not approve this application without having a viable solution to this issue.

b) Structural stability

We are very concerned about the impact of building a basement on the structural stability of the neighbouring houses in particular numbers 33 and 35. Whilst the developer is proposing to underpin the neighbouring houses, we are extremely concerned about the damage it will cause.

Experience has shown over the years that even when non-structural renovations have taken place in either number 32 or number 34, significant cracking has occurred in the walls of the adjacent properties. When number 34 was initially permitted to add on an additional floor, extensive damage was caused to no 33. Whilst at the time this was covered by a party wall agreement, it was nevertheless extremely distressing to see the impact on our home. More recently during lockdown considerable non-structural work was carried out by the previous owners over a period of months which caused cracking and which was only recently repaired.

c) Removal of debris

It is still very unclear where debris will be held from the basement excavation. Once again there does not seem to be any viable plan. Eskay management has refused to allow the debris to be held in the communal garden. The area in front of the house is not a possibility as it would restrict access to the slope. This would leave the main road of Meadowbank as the only feasible option.

Attachment 4 of the CMP states :

“Removal of Soil - Removal via pedestrianised area The most sensible route for removing excavated materials (and the demolished materials from the roof and house for the extensions and alterations works) plus the new materials being delivered to the property including concreting as required will be via the front pedestrianised area. **It is possible to locate a 6 wheel truck in the area outside of yours and no. 32's garages. This will obviously need the permission of no.32 and we believe this is going to be required in any case for these works to be carried out.** This would require the removal and subsequent reinstatement of the planter and tree and the temporary levelling of the ground. The dimensions of the 6 wheel truck are 8m long by 3.2m wide. A 6 wheel truck will take 10m³ of bulked material (compacted ground bulks to approx 30% increase in size). Therefore, 220-250m³ of material (anticipated excavated load) is going to require 35-40 truck wait and loads (allowing for excessive bulking due to double handling).

There is an important error in this statement and indeed in the plans submitted see below:

Whilst the garage next to the walled flowerbed belongs to number 34, the one which is adjacent to this does NOT belong to no 32. It belongs to number 33. My mother will not give permission to

having a lorry outside her garage as this will prevent her having access to her own garage. I enclose a photo of the garages.



34's Garage



33's Garage



32 House

I also believe that there has been a discussion about removing the walled - flowerbed but that the management company, Eskaay Management company will not agree to do so.

d) Demolition of additional storey and construction of a new storey:

On a separate note no 34 has been given permission to demolish the existing top floor extension and is being allowed to build above the previous limit which was set at the level of the roof line of the terrace" in order to retain the original character of the estate" as previously stipulated by Camden Council in their ruling at the time. This limit was historically applied to both no 34 and more recently to no 38. Many houses on Meadowbank have had loft conversions and all accepted this previous ruling. Accordingly it would seems that what

the council is prepared to allow no 34 is not in keeping with previous decisions. We have raised this issue with the Council but they have insisted that this is perfectly legal and we have been told that we are not allowed to appeal this decision.

e) Quality of Life and Well-being

According to the developer's plans, these works will take a year to complete. Clearly the other occupants of the terrace will not have a reasonable quality of life during this time. Moreover if the siting of the conveyor belt will be an issue, it is likely to take considerably longer, given that the only way to remove waste from the site will be by wheel barrow.

Discussions about this application have been going on for nearly a year and the whole process is having a real toll on both neighbours, moreover we are very concerned as to how they would be able to cope should the works go ahead. Their age and limited mobility will mean that they will be at home throughout this process and we fear that the constant noise, vibration and disruption would be quite unbearable. They are justifiably extremely stressed about this prospect and worried about the impact it will have on their homes. This is having a considerable effect on their well-being.

In objecting to this current application, it is important to note that we did not object when the previous works were done to the house and so our objection is not that number 34 is improving their property but that they are doing so at an unreasonable burden to both my mother and the owner of number 35. The proposed work will take over a year and will greatly impact on both their property and also the enjoyment of their homes. They will then undoubtedly have to spend considerable time repairing the damage to their homes. There will be a considerable risk to the safety of pedestrians on Meadowbank with the constant flow of heavy duty vehicles loading and unloading materials in a private road with restricted space.

We feel strongly that the welfare of the whole of the estate should not be jeopardised by the desire of one householder to extend their property, thus we would urge Camden Council and the councillors to listen to the voice of the community at Meadowbank who have expressed their very real concerns on a number of issues and who, in light of the scale, duration and severity of this project, are urging you to prevent this development from going ahead.

Yours sincerely

Nicola Geller (on behalf of Claire Shamash- 33 Meadowbank)

