

# Dukelease

Prime Central London

23 Old Bond Street  
London W1S 4PZ

+44 (0) 207 629 8282  
www.dukelease.com

London Borough of Camden  
Building Control  
Argyle Street  
London  
WC1 8EQ

19<sup>th</sup> December 2013

By Hand

**Attn: Councillors Adam Harrison, Milena Nuti and Abdul Quadir**

Dear Councillors Harrison, Nuti and Quadir

**1 – 3 Goodge Street – Demolition of Retained Façade.**

I am writing to you personally to explain why we have reluctantly been forced to notify Camden Council of our intention to issue instructions for the demolition of the retained façade at the above address for reasons of urgent necessity in the interests of the general public.

We wrote to Camden Council's Head of Building Control on Monday 16<sup>th</sup> December and by return they informed us;

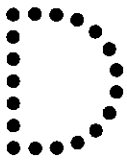
*"After reviewing your documents I accept your recommendations should be followed to safely demolish and rebuild the façade."*

I attach copy of the Notice of Demolition issued by the Council under Section 80 of The Building Act 1984, for your information.

It is proposed that demolition will commence on 19<sup>th</sup> December and is expected to take 10 days.

I know that you will be disappointed with this news and so I thought I would write to you with the background.

- The temporary works for façade retention were subject to planning approval and have been carried out in accordance with the planning approval.
- Work started on site on 7<sup>th</sup> October 2013 and the demolition of the structures behind 1-3 Goodge Street started on 18<sup>th</sup> November 2013
- Grave concerns regarding the condition of the newly exposed façade were raised at a site meeting which took place on 28<sup>th</sup> November 2013
- Following these concerns, our engineers, Harrison Goldman issued a report which recommended the rebuilding of the façade due to the fundamentally poor quality of the historic construction, its inherent instability and likelihood of collapse.
- Our contractor, Erith Contractors Limited, has identified on-going movement in the façade. Work in the vicinity of the wall ceased for the above reasons.



Our conclusions were as follows:

- The demolition is urgently necessary in the interests of safety and health.
- It is not practicable to secure safety or health by works of repair or works for affording temporary support or shelter.
- Demolition is the minimum measure necessary.
- Notice in writing of the relevant demolition has been given to the Local Planning Authority as soon as was reasonably practicable.

It is proposed to re-build the facade of 1-3 Goodge Street as a faithful and correct reproduction of the existing. Our planning consultant has been instructed to work with planning officers to seek an acceptable resolution in this matter in terms of the replacement building and the necessary planning procedural route to achieve this. Works unaffected by the above will proceed unaltered so as to maintain construction continuity in the interests of the appearance of the public realm.

I would be happy to discuss any aspects of this with you.

Yours sincerely

Paul Cook Project Director – Dukelease Properties Limited

cc:

[Adam.harrison@camden.gov.uk](mailto:Adam.harrison@camden.gov.uk)

[Milena.nuti@camden.gov.uk](mailto:Milena.nuti@camden.gov.uk)

[Abdul.quadir@camden.gov.uk](mailto:Abdul.quadir@camden.gov.uk)

[tfoot@camdennewjournal.co.uk](mailto:tfoot@camdennewjournal.co.uk)

[fitzrovianews@yahoo.co.uk](mailto:fitzrovianews@yahoo.co.uk)