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**From:** Shalini Ganendra, Datin [REDACTED]  
**Sent:** 22 May 2023 18:01  
**To:** Planning Planning  
**Subject:** Shalini Amerasinghe / #14 Objection to Planning Application No. 2023/1649/P - 14 D Avenue Road, London NW8 6BP  
**Attachments:** Watertrade notice.eml  
**Importance:** High

[REDACTED]

Attention - Case Officer: Mr. Ewan Campbell, Planning Solutions Team.

Dear Mr. Campbell

I am writing to you on behalf of the owners of #14B Avenue Road, a neighbour to 14D and part of the eight house compound, common parts owned and managed by Watertrade Limited. We support Watertrade's legitimate objection as stated below.

Further more, we are concerned for the stability of the compound. 14D has been uncooperative with maintenance efforts, refused to pay annual maintenance for over five years now. Additionally 14D has placed an **illegal /unauthorised door to Avenue Road** which we understand is against Council regulations but which the Council still has to act on despite our earlier notification to the Council on this matter.

Upon their purchase of the freehold at 14-D, Avenue Road, the Proprietor, Prestwood Properties Limited of BVI signed a Deed of Covenant with Watertrade. In line with the terms of this Deed they undertook not to do any additions or alterations to their property without the permission of Watertrade or to alter the appearance of the estate (14 Avenue Road), and to keep their property in good order. It has come to the notice of Watertrade that Prestwood Properties intends to add a three floors extension adding two bedrooms, three bathrooms, and a viewing room in yet to be dug basement to their existing property. Prestwood Properties have not applied to Watertrade for permission.

Watertrade Limited strongly objects to their development.

1. They have yet to seek permission from Watertrade in accordance with their Deed of Covenant.
2. Originally the estate on 14 Avenue Road (14-A to 14-H) was built in about 1970's to suit only 8 family houses with three bedrooms each. The infrastructure was planned accordingly and it is just about manageable. Yet still flooding takes place in heavy rain. Over the years most of the houses made small extensions mainly conservatories - it was acceptable and manageable. This plan of development of a new 3 story extension, and to change the house to 5 bedrooms (extra 98sq.meters )

is not suitable or acceptable as the infrastructure will not be able to cope and will affect all residents in many ways.

3. There is very limited space for refuse facilities. There simply is not enough room for additional bins.
4. There is already a shortage of parking spaces on the estate.
5. The flat roof of the proposed extension is not in line with the existing gable roofs of the present houses.

We do apologise for sending our objection to the application by email as we could not find space for “object to a planning application” on Camden Council website.

Kindly let the undersign know if you need any further information.

Yours faithfully

Shalin Amerasinghe

**Datin SHALINI AMERASINGHE GANENDRA**

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BA, MA, Hons (Cambridge), Columbia Univ Law School, LL.M.  
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