

From: Russell Clark
Sent: 10 August 2023 15:24
To: Obote Hope; Planning Planning
Cc:

Subject: Re: Issues with Camden Planning Approvals/32 Willoughby Road
Attachments: 32 Willoughby Road.pages

The previous email had an attachment that could be difficult to open. The letter is pasted below.

Regards,

Russell

Russell Clark

10 August 2023

Your Ref: 2023/1671/P

Obote Hope
London Borough of Camden
Planning Team
5 Pancras Square
London
N1C 4AG

Dear Obote Hope,

Re 32 Willoughby Road, NW3 1RU (Planning Application Ref 2023/1671/P)

My neighbour, Jimeet Patel, has made me aware on 9 August 2023 of letter that WEA Planning wrote in response to my objections, dated 3 July 2023.

As Mr Phillips Edwards correctly points out, the three previous applications for 32 Willoughby Road received no objections. As my objection was trying, and apparently failing to make clear, was that myself and my neighbours were only made aware by Mr Patel of the first application, and were unaware of the subsequent applications. If made aware of these applications in time, I and my neighbours, would have objected.

My point is that recent changes to Camden policy on informing neighbours (ie not sending written notification, and relying on public displays solely) of planning applications make it extremely easy to submit subsequent plans that will not receive the scrutiny they deserve.

Just to make clear, if I had known about the second and third planning submissions I would have objected to them. As I was unaware, it has now created the impression of neighbours agreeing to this plan, which is not true.

In discussing this with industry professionals and neighbours, this has become an increasing common tactic among property developers, where an original unobjectionable plan is discussed and widely distributed, but different plans are then submitted to the council.

In fairness, there is nothing that Mr Obote can do about this, as this is Camden policy, which is why I have included Councillor Stark (via email) in the discussion. I have also included other stakeholders in the property, including Daisy MacBryde, (owner of 30 Willoughby Rd) and Angela Humphrey (former owner and still neighbour to 32 Willoughby Rd) in the discussion via email. It should be noted that they were also unaware of the subsequent planning application lodged by Mr Patel and WEA Planning, and in the case of Mrs MacBryde, would have been objected to if she had been made aware.

Councillor Stark, I hope this letter can make you aware of the potential for abuse in the current planning system, and hopefully Camden will revert to the old system of writing to inform neighbours of planning applications. As a point of

note, going through Camden planning approvals for basements, 32 Willoughby Road is the only application for a basement that has come after seeking approval for different building plans first before then submitting basement plans. I suspect this is due to a desire by Mr Patel, and Mr Edwards to create the impression of community engagement, where none has actually existed. If you would like other examples of the abuse of the system, please reach out.

To set matters straight, when Mr Patel first discussed development plans, I informed him I had no problems as long as they did not impact my property (ie no overlooking balcony, or basement). If the plans included these, then we would have to take a closer look. The original plan contained neither plans for a balcony or a basement, but subsequent plans have.

The great pity in this matter is that if Mr Patel had been upfront about their plans for a basement, I could have provided them substantial information about the issues raised when the basement was enlarged at 34 Willoughby Road. When I purchased 34 Willoughby Road I was given a great deal of detail on the basement, and many documents that are not available on the Camden website.

For the sake of clarity, when the basement at 34 Willoughby Road was enlarged (there was an existing basement), there were party wall agreements in place with both 32 and 36 Willoughby Road. These were onerous and added significant cost and time to the project. Having talked to Mr Patel, I don't believe either he or WEA Planning have considered this previous experience in their financial projections.

It should also be noted that 34 Willoughby Road is freestanding, and neither neighbour has a basement. In the case of 32 Willoughby Road, it will be building a basement next to an existing basement, which has proven to be far more likely to cause building problems. Given that 32 Willoughby Road shares a party wall with 30 Willoughby Road, and 34 Willoughby Road has a large basement that will run parallel to the proposed development, this project should be subject to far more detailed examination. Sadly, changes to Camden policy has makes it possible for developers to sneak through development plans without the property scrutiny of stakeholders.

My hope and wish is that Mr Patel reverts back to the original plans that he discussed with and obtained approval from neighbours with, and drops these far more objectionable plans that have not been discussed with neighbours. Should the plans be approved, then I will be seeking a party wall agreement that as least an onerous as the one put in place when the basement at 34 Willoughby Road was enlarged, and with financial guarantees in line with value of 34 Willoughby Road.

As for the response by WEA Planning to the issues raised by SM Planning and LBHGEO - I have passed on the letter to them for comment.

Yours sincerely,

Russell Clark

Sent from my iPad

On 10 Aug 2023, at 08:54, Russell Clark

wrote:

Dear Mr Hope,

Please find attached a letter in response to my issues with a proposed planning application at 32 Willoughby Road.

In short, I find recent changes at Camden, where written notice is not sent to neighbour of building applications is leaving the system open to abuse. I believe recent building application for 32 Willoughby Road is an example of this. As this is not in your power to change, I have included Councillor Stark in this email.

I have included the owner of _____, Daisy MacBryde who shares this view, as well as the former owner of 32 Willoughby Road, and still neighbour, Angela Humphery. Both were unaware of recent building

applications to 32 Willoughby Road, despite being obvious stakeholders.

Please feel free to contact me if you wish to discuss further.

Could this letter please also be attached to the planning application correspondence?

Regards,

Russell Clark