
From: Farrah Mauladad KC <[REDACTED]>
Sent: 10 September 2023 21:12
To: Planning Planning
Cc: Daniel Pope; Bethany Cullen; Elizabeth Beaumont; Alex Bushell; David Fowler; Gary Bakall; Angela Ryan; Tom Little; Geri Gohin; Linda Chung (Cllr); tulip.siddiq.mp@parliament.uk; Andrew Parkinson (Cllr); Gio Spinella (Cllr)
Subject: RE: Planning Portal Reference: PP-12328713 (games hall, gallery and art studio)
Follow Up Flag: Follow up
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Dear Sirs,

I write in relation to the above application.

By way of general comment, I note that the applicant states that he and his family are from Ukraine. It is unclear why this ought to influence the applications he makes. If anything, it is submitted, when one considers the current conditions in Ukraine, the applicant's need for a swimming pool, art studio, gymnasium etc fall into the category of an 'unrestrained whim'.

The applicant provides the history as follows:

Planning History Planning permission for the demolition of a summerhouse in the rear garden and associated changes to the landscaping was granted in August 2021 (LPA ref: 2021/0984/P). This involved the removal of a former swimming pool. A detailed landscaping proposal was approved by Camden Council via discharge of condition application (LPA ref: 2921/5768/P) in December 2021.

When the applicant provided his initial planning application, he stated:

"We are proposing to demolish the existing summer house in the rear of the garden at 14 Greenaway Gardens, **this is to allow for the rewilding of this part of the garden as it has significant mature trees in this area. We are also seeking to decommission the swimming pool and remove the south west wall and bank of ground that was supporting it. This will convert the existing swimming pool structure into a courtyard facing toward the existing house.** As part of this application, we also seek to remove a birch tree and replace this with a mature tree in the area that the existing summer house occupies."

The applicant submitted plans for sunken terraces in the garden which were in keeping with the character of this conservation area. No objection was therefore lodged with respect to this. When he justified the need for the terraces, he said that it was Ukrainian custom to have sunken terraces with a fire pit in the middle. This has clearly changed.

A certificate of lawfulness application for five single storey outbuildings in the rear garden was then applied for in February 2023 and was refused on the 12th June 2023 (ref: 2022/5583/P). The refusal was entirely justified. Camden was correct to conclude that the outbuildings were not 'required for a purpose incidental to the enjoyment of the dwellinghouse as such'.

The applicant now applies for four individual Certificates of Lawfulness. The present certificate relates to a "**games hall, gallery, and art studio**". The games room will accommodate a fixed snooker table and a table tennis with some space for seating and observing. A gallery and art studio are proposed within the same building in separate rooms to accommodate the client's family's hobbies. An associated indoor WC is proposed for the users of games room and an WC accessed from outside is proposed to the south for the use of the gardener."

The main purpose of the above is for pursuit of hobbies and entertainment. Why can it not be part of the main house? Why does it need to be in a separate outbuilding? We have a table tennis table at home and are planning to get a snooker table which will comfortably fit in or home, which is significantly smaller than no.14 Greenaway Gardens. We also collect art, as do many in this area, and our children paint all the time, a separate art studio OUTSIDE the main house is NOT reasonably required. This is an unrestrained whim. I urge Camden to stick to their original refusal which was entirely justifiable. The result of the outbuilding will undoubtedly affect the biodiversity and nature of the area. Greenaway Gardens, a conservation area, is NOT suitable for such outbuildings.

It is apparent from the way in which matters have progressed that it has always been the applicant's intention to construct 5 outbuildings. The way in which he was gone about it has not been transparent. He hosted an event at his home inviting those who lived in the vicinity and never once alluded to these outbuildings. The application for lawful permitted development came as a surprise to everyone. His evidence, whether in the statutory declaration, or otherwise, must be treated with caution unless supported by independent corroborative evidence.

Please do not hesitate to contact me if I can be of any further assistance.

Kind regards,

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