

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/2886/P	Gerelmaa	30/09/2023 16:00:26	OBJ	<p>Dear Planning Department,</p> <p>We are the ground Floor residents of 32A Winchester Road, NW 3 3NT. My name is Gerelmaa and my husband is Sebastian David Martienssen.</p> <p>It came to our knowledge that the Gloral Developments represented by Charles Rose from the City Planning LTD without informing us have submitted an extension building application to Camden Council on 13 July 2023.</p> <p>We wish to object strongly to the development of these extensions in this location. In addition to what my husband Sebastian Martienssen provided you with already in his comment submitted on 22 September 2023 I would like to add the following 3 points:</p> <p>The Gloral Developments" is a Property Developing Company who bought the 32 Winchester Road upstairs flat (4 bedroom flat consisting of 2 and half floors). The owners do not live there themselves. We see various young people between ages 24-35 people in and out of this flat as temporary ad hoc dwellers (not permanent and frequently facilitating parties, treating this place as a 'social activities' hub. Whereas we live in 32A Winchester Road Ground floor flat permanently and work from home.</p> <p>We would like to urge you to check whether the extension application submitted by the City Planning LTD is LEGITIMATE as it shows a large number of inconsistencies and incongruencies on the actual application. As a result we did our own enquiry and escalated the matter to the Companies House, the government agency in order to verify these 2 companies . It transpired: A) that the name and address of the Gloral Developments and the City Planning LTD do not correspond with the Companies House Register. The Gloral Developments is NOT listed on the Companies House Register. In addition, they listed their address as 244 Vauxhal Bridge Road, SW1V 1. The Grolar Developments, on the other hand, was found on the Companies House Register under the below names and addresses.</p> <p>GROLAR DEVELOPMENTS LIMITED; 10988419 - Incorporated on 29 September 2017; Reedham House, 31 King Street West, Manchester, United Kingdom, M3 2PJ</p> <p>GROLAR DEVELOPMENTS SPV 8 LIMITED; 13012673 - Incorporated on 12 November 2020; Reedham House, 31 King Street West, Manchester, England, M3 2PJ</p> <p>GROLAR DEVELOPMENTS SPV 9 LIMITED; 13017053 - Dissolved on 22 August 2023; 30 Finsbury Square, London, EC2A 1AG</p> <p>GROLAR DEVELOPMENTS SPV 1 LIMITED; 12843823 - Dissolved on 14 March 2023; Reedham House, 31 King Street West, Manchester, England, M3 2PJ</p> <p>GROLAR DEVELOPMENTS SPV 18 LIMITED; 13334666 - Incorporated on 14 April 2021; Reedham House, 31 King Street West, Manchester, England, M3 2PJ</p> <p>GROLAR DEVELOPMENTS SPV 15 LIMITED; 13201366 - Incorporated on 15 February 2021; Reedham House, 31 King Street West, Manchester, England, M3 2PJ</p> <p>GROLAR DEVELOPMENTS SPV 14 LIMITED; 13200764 - Incorporated on 15 February 2021; Reedham House, 31 King Street West, Manchester, England, M3 2PJ</p> <p>GROLAR DEVELOPMENTS SPV 19 LIMITED; 13686806 - Dissolved on 27 June 2023; Reedham House, 31 King Street West, Manchester, England, M3 2PJ</p>

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GROLAR DEVELOPMENTS SPV 11 LIMITED; 13049481 - Dissolved on 22 August 2023; 30 Finsbury Square, London, EC2A 1AG
 GROLAR DEVELOPMENTS SPV 17 LIMITED; 13334528 - Dissolved on 27 June 2023; Reedham House, 31 King Street West, Manchester, England, M3 2PJ
 GROLAR DEVELOPMENTS SPV 16 LIMITED; 13200723 - Dissolved on 25 April 2023; Reedham House, 31 King Street West, Manchester, England, M3 2PJ
 GROLAR DEVELOPMENTS SPV 13 LIMITED; 13200484 - Incorporated on 15 February 2021; Reedham House, 31 King Street West, Manchester, England, M3 2PJ
 GROLAR DEVELOPMENTS SPV 12 LIMITED; 13049253 - Dissolved on 7 March 2023; Reedham House, 31 King Street West, Manchester, England, M3 2PJ
 GROLAR DEVELOPMENTS SPV 7 LIMITED; 13012372 - Dissolved on 11 July 2023; Reedham House, 31 King Street West, Manchester, England, M3 2PJ
 GROLAR DEVELOPMENTS SPV 2 LIMITED; 12846423 - Dissolved on 14 March 2023; Reedham House, 31 King Street West, Manchester, England, M3 2PJ
 GROLAR DEVELOPMENTS SPV 10 LIMITED; 13049448 - Dissolved on 1 March 2022; 1 King William Street, London, England, EC4N 7AF
 GROLAR DEVELOPMENTS SPV 6 LIMITED; 12977463 - Dissolved on 1 March 2022; 1 King William Street, London, England, EC4N 7AF
 GROLAR DEVELOPMENTS SPV 5 LIMITED; 12846587 - Dissolved on 30 November 2021; 1 King William Street, London, England, EC4N 7AF
 HOME HOLDINGS 4 LIMITED; Matching previous names: GROLAR DEVELOPMENTS SPV 4; 12846849 - Incorporated on 31 August 2020; 6th Floor 125 London Wall, London, United Kingdom, EC2Y 5AS
 HOME HOLDINGS 1 LIMITED; Matching previous names: GROLAR DEVELOPMENTS SPV 3; 12845638 - Incorporated on 31 August 2020; 6th Floor 125 London Wall, London, United Kingdom, EC2Y 5A
 The City Planning

Of which none seems to correspond with their address given as 244 Vauxhal Bridge Road, SW1V1. B) The City Planning LTD is listed under 76 St John's Rd, Tunbridge Wells on the Companies House register. However, on the application to the Camden Council they had given their address as 244 Vauxhal Bridge Road, SW1V1.

In addition, the phone number provided by the City Planning Limited on the application says 02037708476. However, this number does not exist. When we rang this number it said 'it's an "incorrect number.'

C) Their extension application to the Camden Council was signed by Anastasia Tampouridou. Who is Anastasia Tampuridou? Why not Charles Rose himself sign it if he is the person who is representing the Gloral Developments? Anastasia Tampouridou is not mentioned anywhere in the application nor under the directors nor the secretary name with neither Gloral nor Grolar Developments Limited. However, when it came to signing out of the blue it's her name. What is her relation or relationship to the City Planning LTD?

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D) On our request the Companies House responded to us :

"We accept all information that companies deliver to us and place it on the public record. Although Companies House does have legislation regarding companies displaying required information on any website or advertising etc, I could not comment on the information provided by the applicant, GROLAR DEVELOPMENTS LIMITED, on this form. This would fall outside our remit. You could consider raise this with Camden Council for any further guidance.

In addition, allegations or suspicions of fraudulent behaviour can also be reported to Action Fraud, the national fraud and cybercrime reporting centre for the Police. You can do this by visiting www.actionfraud.police.uk or phoning 0300 123 2040.

Lastly, the wording of Gloral we understand it's easy to make a spelling mistake but on the application and on the rest of the various documents submitted to the Camden Council they called themselves as 'Gloral Developments LTD" consistently. This made us curious as to whether to think it was a simple mistake or deliberate intent to confuse the authorities?

3. The last few years it's been very challenging for me and my husband who is an elderly man of 77 years old with a range medical difficulties as constant emotional bullying, abuse, persecution, false accusations and building work with our upstairs neighbours has put us though an enormous emotional and mental health stress on our lives.

In 2021 following the purchase of the 32 Winchester Road the Gloral Developments initiated immediately their plan to evict us in order to buy our flat and make it into their property development projects. Mr David Searle asked to come inside our home under a pretext that he was a nice new neighbour who wanted to take a look at their back wall from inside our garden. Of course my husband as ever let him in and welcomed him as the new neighbour and even lent him some tools (I was there) when David locked himself in his flat later on that day. Immediately after this meeting he put a complaint (via international call) to our landlady Ms Komocki that the house looked untidy with food lying on the floor and not well looked after for he is a "Specialist" who works in a social housing department.

This was a complete false allegation and unlawful persecution on his part as the food was leftover paper plate of biscuits and bowl of water for our cat!

However, when they started their building work including various remodelling and roof repairs they subjected us to constant noise, drilling, building work trash by the entrance and on pedestrian sidewalk just outside the gate all the time (I have taken photo of their trash laying around the house). More importantly safeguarding issues such as various size stones and bricks coming down from the top floor to our garden. A big sized brick came down once which was noted by our middle floor tenant, Monica. Another time, their builders dropped their pair of pliers which was a very heavy specialised builder's tool from the roof into our garden's concrete floor and put our lives in complete danger (I can evidence this as I have taken the picture of the pair of pliers on my phone). Luckily, neither myself nor my husband was in the garden at that time. Otherwise my husband who is mostly in the garden would have been hit on his head. No one ever said sorry or gave us any prior notice. David who was so concerned about tidiness and cleanliness of our house could not care less about his

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own trash lying around inside and in front of the entrance for months (not days) subjecting not only the house residents to inconvenience but the community pedestrians who are going about their day and passing by our entrance. David and co were present during the process of the entire building work as we would hear them upstairs having parties and many young men and women coming in and out of the flat constantly. They treated us (my husband who has been in the Swiss cottage community all his life on and off for the last 50 years) with contempt and with self entitlement as it was obvious for them the power differentials between them and us.

Not to mention this further, the previous owner of the 32 Winchester Road flat, Ygal El Harara who was also a property developer also conducted a very poor practice during his 2019-2020 building repair work in which their builders sneaked into our garden whilst we were away or asleep without our permission and stole our 3 ladders which the Police could not do anything about. The official documents noted as Ygal El Harara made £500,000,000 profit when he sold the 32 Winchester Road to the Gloral Developments. He bought it in 2018, 2 years of building and remodelling work and sold it to the Gloral Developments in 2021. A substantive profit within period 3 years. How much further do we, the ordinary residents must accommodate these business, lucrative, ruthless money making ventures at the cost of our own emotional and physical health? Is this what Camden stands for?

Therefore, we would like to kindly appeal to your support to consider our livelihood and basic rights.

Thank you very much for your consideration.

Best wishes,

Gerelmaa

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2023/2886/P gerelmaa chinbat 03/10/2023 20:59:48 OBJ

Response:

Dear Planning Department,

We are the ground Floor residents of 32A Winchester Road, NW 3 3NT. My name is Gerelmaa and my husband is Sebastian David Martienssen.

It came to our knowledge that the Gloral Developments Limited Company represented by Charles Rose from the City Planning LTD without informing us with due respect have submitted an extension building application to Camden Council on 13 July 2023.

We wish to object strongly to the development of these extension in this location. In addition to what my husband Sebastian Martienssen provided you already I would like to add few points:

The Gloral Developments" is a Property Developing Company who bought the 32 Winchester Road upstairs flat (4 bedroom flat consisting of 2 floors). The owners do not live there themselves. We see various young people between ages 24-35 people in and out of this flat as temporary ad hoc renters (not permanent and frequently facilitating parties, treating this place as a 'social activities' hub. Whereas we live in 32A Winchester Road Ground floor flat permanently and work from home.

We would like to urge you to check whether the extension application submitted by the City Planning LTD is LEGITIMATE as it shows a number of inconsistencies and incongruencies on the actual application. As a result we did our own enquiry and escalated the matter to the Companies House, the government agency in order to verify these 2 companies . It transpired: A) that the name and address of the Gloral Developments and the City Planning LTD do not correspond with the Companies House Register. The Gloral Developments is NOT listed on the Companies House Register. In addition, they listed their address as 244 Vauxhal Bridge Road, SW1V 1. The Grolar Developments, on the other hand, was found on the Companies House Register under the below names and addresses.

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3. For the last few years it's been very challenging for me and my husband who is an elderly man,77 years old with a range medical difficulties as constant emotional bullying, abuse, persecution, false accusations and building work with our upstairs neighbours has put us though an enormous emotional and mental health stress on our lives.

In 2021 following the purchase of the 32 Winchester Road the Global Developments initiated immediately their plan to evict us in order to buy our flat and make it into their property development projects. Mr David Searle asked to come inside our home under a pretext that he was a nice new neighbour who wanted to take a look at their back wall from inside our garden. Of course my husband as ever let him in and welcomed him as the new neighbour and even lend him some tools (I was there) when David locked himself in his flat later on that day. Immediately after this he put a complaint (via international call) to our landlady Ms Komocki that the house looked untidy with food lying on the floor and not well looked after for he is a specialist who works in a social housing department.

This was a complete false allegation and persecution on his part as the food was leftover paper plate of biscuits and bowl of water for our cat!

However, when they started their building work including various remodelling and roof repairs they subjected us to constant noise, drilling, building work trash by the entrance and on pedestrian sidewalk just outside the gate all the time (I have taken photo of their trash laying around the house). More importantly safeguarding issues such as various size stones and bricks coming down from the top floor to our garden. A big sized brick came down once which was noted by our middle floor tenant, Monica. Another time, their builders dropped their pair of pliers which was a very heavy specialised builder's tool from the roof into our garden's concrete floor and put our lives in complete danger (I can evidence this as I have taken the picture of the pair of pliers on my phone). Luckily, neither myself nor my husband was in the garden at that time. Otherwise my husband who is mostly in the garden would have been hit on his head. No one ever said sorry or gave us any prior notice. David who was so concerned about tidiness and cleanliness of our house could not care less about his own trash lying around inside and in front of the entrance for months (not days) subjecting not only the house residents to inconvenience but the community pedestrians who are going about their day and passing by our entrance. David and co were present during the process of the entire building work as we would hear them upstairs having parties and many young men and women coming in and out of the flat constantly. They treated us (my husband who has been in the Swiss cottage community all his life on and off for the last 50 years) with contempt and with self entitlement as it was obvious for them the power differentials between them and us.

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Not to mention this further, the previous owner of the 32 Winchester Road flat who was also a property developer also conducted a very poor practice during his 2019-2020 building repair work in which their builders sneaked into our garden whilst we were away or asleep without our permission and stole our 3 ladders which the Police could not do anything about.

Therefore, we would like to kindly appeal to your support to consider our livelihood and basic rights.

Thank you very much for your consideration.

Best wishes,

Gerelmaa

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2023/2886/P	Sebastian Martienssen	04/10/2023 13:07:42	COMMNT	<p>My name is Sebastian Martienssen and I live in the bottom flat at 32 Winchester Road London NW3 3NT. The house also contains a middle flat and a top flat. A planning application, Application Number 2023/2886/P, has been submitted with respect to 32 Winchester Road.</p> <p>This planning application asks for permission to erect an extension in the North part of the front garden which would affect all three flats and involve doing stuff to the North wall of the house. So who owns this wall and do any of them have a legal right to refuse to allow the proposed extension to be erected? For example my landlady Mary Komicki says she owns the bottom bit of the wall and she does not want the proposed extension to be built.</p> <p>Who owns the bit of the front garden upon which the extension would be built? I used to think that Mary Komicki owned all of the back garden and all of the front garden but more recently I have been led to believe that Mary owns all of the back garden and only the South side of the front garden and that the top flat owns the North side of the front garden. But is this actually the case? The ownership of 32 Winchester Road seems to be a mixture of Freeholds and Leaseholds and I think that it is quite possible that the top flat is sharing Freeholder ownership of the North part of the front garden with the middle flat and the bottom flat. I know who owns the bottom flat and the middle flat but who owns the top flat?</p> <p>As a result of searching the internet for the owner of the top flat I have come across the names "Mc Afee Grolar Developments" and "Theo Grolar Developments" but HM Land Registry records "Grolar Developments Limited" as one of the three registered owners of the Freehold of Flat 1, 32 Winchester Road, London NW3 3NT. The other two are Yvonne Hsu-Lin Luo who owns the middle flat and Mary Komicki who owns the bottom flat. I think the three flats are each held Leasehold from the joint Freeholders.</p> <p>I think there is a question as to the legality of the owner of the top flat being granted a planning application which would affect the Leasehold ownership of the North wall and the Freehold ownership of the front garden. I also think that if this planning application is approved legal action will ensue.</p> <p>The owners and occupants of the bottom flat and the middle flat know all too well that the real applicant is David Asher Searle. He appears to be hiding behind the name Grolar. This is similar to the name Grolar which he and Guy Alexander James Horne have used in naming numerous property development companies which they both own half of. Some of these are real in the sense that Companies House recognises their existence. Some of them have been dissolved. Some of them only exist as names. I've never met Guy Horne but I have met David Searle.</p> <p>I do not think that David Searle is a fit and proper person to be granted planning applications because:</p> <ol style="list-style-type: none"> 1. David Searle has behaved disgracefully towards Mary Komicki. He gave Mary the impression that he was a new owner who was going to be living in the top flat. As her correspondence with him shows when asking him about the setting up of a management company she writes "We are not property developers after all!" David Searle was keeping his identity as a property developer secret from her while trying to get her to agree to the setting up of a management company to run 32 Winchester Road called Grolar Developments. 2. Furthermore he suddenly chucked a bill at Mary, out of the blue, for almost 8,000 as a share of the cost of roof repairs to be paid to Grolar's account. At this point Mary didn't even know that Grolar existed or that the

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roof had needed repairing in the first place.

3. I think this roof repair business was a con. Monica from the middle flat told me that there had been a leak through the roof. I hadn't been aware of this but I did know that the banker who had previously owned the top flat had had a small roof terrace constructed while he was renovating the top flat and I think the builders he employed knew nothing about Victorian houses. They bashed into the bit of chimney flue in the top flat which runs up from the fireplace in the back room of the bottom flat to the roof. Masonry came crashing down with soot. I was in the back room at the time and raced upstairs to remonstrate with them. They repaired the bit of the flue which they had damaged. I think their work on the roof probably caused the current leak and if so then in my opinion the owners of the middle flat and the bottom flat should not have been asked to pay towards the current repair of the roof. And did it really cost 23,645? There were two men on the roof without any scaffolding for just two or three days. Monica says they carried some tiles up to the roof. They also dropped a brick which crashed into the ground just outside my back door. This brick could have killed me. I don't think these roofers were worth paying much money to. Mary asked for evidence to support the bill and none was forthcoming. I think David Searle was just trying to give Mary a bad time by making it look as though it would be a good idea for her to sell her flat to him so that she would no longer have to deal with the bother of owning the flat. I don't think the bill Grolar sent to Mary for 7881.66 was justified and David Searle has done nothing to justify that bill.

4. David Searle gave 50,000 in cash to the Liz Truss campaign to become leader of the Tory party. A close friend of his called Jason Stein has been a special advisor (SPAD) to Liz Truss. Jason Stein is currently being investigated by the propriety and ethics unit of the Cabinet Office. Jason Stein has also been living in the top flat at 32 Winchester Road. Is there anything wrong in giving money to politicians in the hope that they will loosen up planning application rules? Would there be anything wrong in giving money to people at Camden Planning in the hope that they might look kindly on planning applications? Perhaps not!

Is anyone at Camden Planning wearing a new Rolex?

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2023/2886/P	Sebastian Martienssen	29/09/2023 22:32:27	COMMNT	<p>Here is a transcription of a letter I received from my landlady in Spain on the 27th of September dated the 19th of September 2023. It took something like 8 days to get here. And several more days for me to transcribe it and get it to your web site.</p> <hr/> <p>Mary Komocki - Jaume 1, 96 Felanitx 07200 Mallorca</p> <p>To Planning - Development Control Camden Council Camden Town Hall London WC1H 8ND</p> <p>From Mary Komocki Owner of 32A Winchester Road Swiss Cottage London NW3 3NT</p> <p>19 September 2023</p> <p>Dear Sirs, I am writing as the Freeholder of 32A Winchester Road concerning the application by Grolar through Charles Rose of City Planning for planning permission for the erection of a side extension to front porch height, at 32, as above, for additional residential accommodation for the first and second floor flat.</p> <p>To begin with, I find it difficult to imagine that Camden would even consider such a thing for purely architectural reasons. There must be a preservation order on such a property. I don't think that adding a large modern lump to a graceful Victorian terrace, and destroying a beautiful old tree in the process, is anything that a town planner would agree to, I'm sure. But I am writing a list of objections just incase there is any doubt in your minds about the validity of such an application.</p> <ol style="list-style-type: none"> 1. David Searle of Grolar Developments wrote to me in April asking for nearly £8,000 for some building works, with no request for my consent, no original estimate and no legal invoice at all. This is a company I know nothing about at all. I have written to them, once on May 17 and again in July for further information but they have ignored my requests. These people are not easy to trust! 2. I was very shocked to receive the letter from Charles Rose of City Planning about somebody called Gloral Developments. Gloral does not exist, so this would have been illegal. This was later amended to Grolar. 3. I wrote to David Searle on 25 July to say how shocked I was that no one had even done me the courtesy of contacting me about this proposal or shown me any proposed plans. They did not even have the decency to ask my permission, which they would surely need, to see how they would affect my flat and my tenants. I have had no reply at all to my requests, which I find very unsettling and unprofessional.

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				<p>4. I don't think that anyone can add anything to my part of the building anyway without my agreement. The exterior wall at ground level belongs to me and I don't want anything attached to it, and certainly not with the way Grolar are behaving.</p> <p>5. I also don't think that everyone in Winchester Road has been adequately informed about these proposed works, as I am sure they will be equally anxious about this. I really hope that you will be kind enough to help us with this situation.</p> <p>I would also be extremely grateful if you could write to me and keep me in the loop of what is going on, and also if you could keep Sebastian Martienssen in the garden flat and Yvonne Luo and Monica of the ground floor informed of all the developments as we are all extremely upset by the behaviour of Grolar.</p> <p>Many many thanks - Mary Komicki Cps to S. Martienssen, Yvonne+Monica, D. Searle + Andrew Komocki. gerelmaa. Luo Clemo</p>
