

From: Joseph McKenna
Sent: 04 October 2023 19:35
To: Planning
Cc: Kate McKenna; patrick.j.mckenna
Subject: 2023/2881/P Planning Application (previously 2023/0446/P) -
URGENT OBJECTION
Importance: High

Dear Sir/Madam,

We have previously strongly objected to the original proposal a number of months ago.

The 'new' proposal is FUNDAMENTALLY flawed in its Light Assessment report, which has NOT taken into account the windows and roof patio of our existing dwelling, Flat 2, 7a Pratt Mews.

As we said previously, this development will intrude on the privacy of my daughter's bedroom and the outside patio that we value so much, as well as the four (4no) skylights into our living room.

We strongly object and believe that the omission of our property / elevation in the Sunlight Assessment was either a deliberate and devious mandate or was a major error by the consulting firm.

Joseph Mckenna
Director,
Ohana Capital Ltd

Please also consider all of the below arguments which were previously made on 2023/0446/P below as they are still all valid.

Sun 23/04/2023 19:50 To Camden Planning

Dear Sir/Madam,

I am writing to express my strong objection to the planning application submitted for the proposed development at 8 and 9 Pratt Mews in Camden, London. As the owner of Flat 2, 7a Pratt Mews, I am deeply concerned about the impact that this development will have on my property, which is a flat in

Pratt Mews, and going to be directly impacted by both the construction work and also be overlooked into a main bedroom when completed.

Not only will the proposed development overlook my property and invade my privacy (our balcony and my daughter's bedroom window can be seen in the photos submitted in the application), but it will also cause a number of additional problems for the local community. Firstly, the location of the building site is in a narrow mews, which will make it difficult for construction traffic to safely access the site. There is no room for any vehicle to turn, let alone heavy construction traffic. This poses a serious danger to pedestrians and residents, especially those who regularly wait in line for the food bank nearby in the Mews.

In addition to this, the construction traffic will also cause a significant increase in noise pollution, which will disrupt the peaceful environment of the area. The narrowness of the mews means that the construction vehicles will be in close proximity to neighbouring properties, causing a great deal of disturbance to residents.

Furthermore, the proposed development will also cause a significant increase in traffic and parking problems in the area, which will make it even more difficult for residents and visitors to access their homes and for refuse collection. As a result, the quality of life for the residents in the area will be severely impacted.

I believe that the proposed development is not in keeping with the character of the area, is not required and will have a detrimental effect on the local environment. I therefore urge the council to reject this planning application and to protect the rights of residents in the area.

The proposed developer has had a mixed history in developing and managing Camden properties, which I urge you to investigate. (Ref Cllr Mike Green. attach 1) and also the variation of terms of the HMO licence for the applicant below (where numerous issues were described)

https://assets.publishing.service.gov.uk/media/5e147500e5274a61a172c718/148_Camden_Street_Decision.pdf

There is NO need for this development and it will cause much harm, remove light, overlook bedrooms, increase accidents on the Mews and on Pratt Street at the Bus Stop, endanger people waiting at the Food Bank and finally, will,

given the past record of applicant, likely require further intervention from the council to remedy poor standards of build and management. Please vote to reject this development.

Attach 1 :

Landlord fined £16,000

Camden's done it again! Hot on the heels of our last issue in which we reported rogue landlord S Bukhari fined £80,000 for serious disrepair, landlord Leo Kaufman was recently fined for failing to keep two properties in Mornington Crescent fit for the occupants of 17 bedsits. Council inspections revealed broken vents and steps, damp, and unhygienic common areas. Executive Member for Environment, Cllr Mike Greene, quoted in the Ham & High said "landlords have a duty of care to maintain their properties in a reasonable condition for tenants".

Thank you for your time and consideration.

Yours sincerely, Joseph McKenna, Director, Ohana Capital Ltd, owner of Flat 2, 7a Pratt Mews, Camden and Patrick McKenna and Kate McKenna (my son and daughter) , residents of above property.

Comments made by Joseph McKenna of Flat 2, 7a Pratt Mews, Camden, NW1 0AD Phone

Preferred Method of Contact is Email

Comment Type is Objection