

Dear Camden Planning Department,

RE: Planning Application - 2023/1960/P @ 16 Constantine Road, NW3 2NG

I recently moved to Constantine Road, which is a busy street, but one where the majority of homes are occupied as single family homes, or converted into a maximum of 3 flats.

The proposed application is troubling since it flies in the face of regulations which are in place to protect the interests of owners, residents and the local community. If it can be shown that the applicant is granted for conversion into 5 flats, that would appear to only be justified under the negligence of the Council for having knowledge of the conversion, having inspected it, but having failed to take enforcement action.

What is the point of having a planning process if homeowners can do what they like with no consequence "after four years" ignoring regulations which protect the quality of amenity for occupants and the local community?

It is easily understood that the house at number 16 was never designed to have 5 kitchen and bathrooms, however, the configuration appears to benefit to both the Camden affordable housing scheme and an absentee homeowner who is maximising rentable units. Should the application be granted, would it not be unreasonable for the residents of Constantine Road to seek recourse against Camden council since this would provide clear evidence of failures in both planning and enforcement.

Contrary to the Planning Statement provided, it is already extremely challenging for residents to park their cars on or near the street. In terms of construction, have all drains been routed correctly to grey and black water? It's difficult to say when this property has no prior planning data and doesn't appear to be held to any standard. Was there a study to ensure that the Victorian sewage pipes were sufficiency sized for 5 flats on the site? Now that they exist, do these five flats each have equal rights to parking along with other houses on the street?

I strongly object to having five flats fitted and occupied at 16 Constantine Road and that the response from Camden planning and enforcement can go some distance in undoing what appears to have been a failure in planning and enforcement to date.

Sincerely,

Stefan Romocki  
29 Constantine Road