

| Application No: | Consultees Name: | Received: | Comment: | Response: |
|-----------------|------------------|---------------------|----------|--|
| 2023/5129/P | Jackie Smith | 28/02/2024 16:17:15 | OBJ | Objection to planning permission Flat D 172 Camden Road application number 2023/5129/P |
| | | | | I am an owner of one of the other flats at 172 Camden Road and I am also a director of FlatFish Villas Ltd, the head lessor and co-owner of the common parts of the building of 172 Camden Road, including the roof and air space to which this planning application pertains. |
| | | | | In total, this property comprises of 4 owners of flats each of whom has equal shares in the limited company which owns the head lease of the building as well as the common parts including the roof and air space to which this planning application pertains. |
| | | | | I find the planning application documentation Planning Portal Reference: PP-12634429 to be incorrect in several respects: |
| | | | | 1. In my opinion, the building works described in the section "Description of the Proposal" do not fully represent the change of use being requested, the intention is to construct an entirely new floor for habitation in the roof space. This would convert the current 4 storey house to a 5 storey house and change the use of the attic from storage to habitation. The cabrio style roof and side elevation windows are solely to add light to a new floor that would be created in the building. |
| | | | | 2. The declaration of ownership in the section "Ownership Certificates and Agricultural Land Declaration" is incorrect. The applicant is not the sole owner of all the land to which the application relates. Under the terms of the head lease between Flatfish Villas Ltd and tenants, registered in the land registry under leasehold title number NGL772056, the roof is not part of the specific demise of Flat D, but is part of the common parts and as such co-owned and co-maintained by all of the four flat holders in the building, who are the directors of the headlessor FlatFish Villas. Transfer of the roof and air space rights to the sole ownership of the applicant would require a deed of variation which has not been granted at this stage, nor has it been formally requested even. |
| | | | | 3. Notice has not been served to us as is declared on the form. We only became aware of the application through Camden Council's automated planning alerts. |
| | | | | 4. The permission will not only affect the property of Flat D as claimed in the section "Further information about the Proposed Development". The planning permission proposes several changes to the roof structure of building 172 which is not the sole property of Flat D, nor is it included in Flat D's demise. The planned structural works to accommodate the new floor will also impact on the adjoining property of 174 Camden Road and 172C Camden Road. No current party wall agreement exists for this work. |