

## **OBJECTION BY EMAIL and ONLINE**

**12 July 2024**

1. This Document is for the attention of:
  - (1) **Catherine Bond** (catherine.bond@camden.gov.uk):
  - (2) Planning Officer **Obote Hope** (obote.hope@camden.gov.uk):
  - (3) **Kate Tatlow** (kate.tatlow@historicengland.org.uk):
  - (4) **Stuart Minty** (stuart@smplanning.com) and (info@smplanning.com):
  - (5) **Ignus Froneman** of an entity called Cogent Heritage acting for the Applicants:- (ignus@cogent-heritage.uk) and (info@4harchitecture.co.uk)
  - (6) **Swann Maizil** (swann\_maizil@hotmail.com)
  - (7) **Maissa Amanou** (maissa.amanou@gmail.com)
  - (8) **cc: Constantinos Herodotou** (constantinos.herodotou@gmail.com)
  
2. The 03 May 2024 **CAMDEN COUNCIL Application 2024/1693/L** by Mr. S. Maizil and Mrs. M. Amanou re their ground floor and lower ground floor of Flat **9 Wedderburn Road, London, NW3 5 QS** refers. Their 14 March 2024 (predated) COVER LETTER refers.
  
3. Dr. M. Mannatt (first4capital@yahoo.com):
  - (1) I **Dr. Marc Mannatt** am the **Owner of 9B Wedderburn Road, Hampstead, London, NW3 5QS** namely the penthouse on the top 2 floors of this 3-flat 5-storey property and **1/3 Owner of All Land** at this 3-flat property known as: "**9 Wedderburn Road, Hampstead, London, NW3 5QS**". Land Registry UK **NGL527220** refers:
  
  - (2) I am one of the 3 Landowners of this property - Land Registry UK **NGL371065** refers:
  
  - (3) I am one the 3 Freeholders of this 3-flat property - Land Registry UK **NGL371065** refers:
  
  - (4) I **OBJECT** to some parts that I have noted and Proven of the planning application of Mr. S. Maizil (swann\_maizil@hotmail.com) and Mrs. M. Amanou (maissa.amanou@gmail.com) the owners of the ground and lower ground floor flat of this 3-flat property who between them are one of the 3 Land-Owners and Freeholders of this property:
  
  - (5) The owner of the single floor middle-flat Mr. C. Herodotou (constantinos.herodotou@gmail.com) the 3<sup>rd</sup> Freeholder and 3<sup>rd</sup> Landowner of this property and who's reply *if any* to this application I have not received is herewith copied-in.

4. **RESOLUTE OBJECTIONS** by Dr. Marc Mannatt owner of the top-2 floor penthouse 9B Wedderburn Road, Hampstead, London, NW3 5QS of this Property to:

(1) **The Proposed Plans by Mr. S.J. Maizil and Mrs M.M.S Amanou: copied from SM Planning's 13 March 2024 cover letter**

*“Lower Ground Floor:*

- *Block off an existing opening between Bedroom 3 wardrobe and Corridor*
- *Reinstate an original opening in order to allow use of the corridor*
- *Remove modern plasterboard cladded stud walls from 2003 between Bedroom and Master*

*En-suite*

- *Addition of stud walls to form a new Laundry and Master En-suite*
- *Reinstate door opening under the external stairs*
- *Reinstate a door opening in the existing Laundry to be able to have access to the rear extension.*

*Undercroft extension:*

- *Minor excavation of soil to level the floor with main building FFL.*
- *Frameless glazing in the arched openings – as per pre-application guidance*

*Rear extension:*

- *Minor excavation of soil to level floor with main building FFL.*
- *4.5m deep extension from rear wall to sliding glass doors. Only 1 solid side wall and glazing from 2 sides. The roof has a diagonal brise-soleil profile to make the roof visually light – as per no.3 Wedderburn Road.*
- *Glazed link between proposed extension and existing building.”*

5. **Ground 1:**

(1) This proposed ‘planning application’ **2024/1693/L** to Camden County Council Planning (London) is:

- So seriously in BREACH of the **Grade II Listed Building Regulations** applicable to this property:
- That no Planning Department could lawfully give it approval (with respect).
- Thus begs the question the Intent of this planning application.

- (2) My Dr. Marc Mannatt's 2016 and 2019 Applications **2016.1594.L** and **2019.1204.P** and **2019.1717.L** re the replacement of the **structurally damaged and beyond repair 3 Roof-Dormer-Windows** for 9B Wedderburn Road, Hampstead, London NW3 5QS were approved as required by current Conservation Area Planning Requirements on a "**LIKE FOR LIKE**" basis for the 3 flats that comprise this Property namely 9B+9A+9 Wedderburn Road, Hampstead, London NW3 5QS.
- (3) **Precedent has been set.**
- (4) The **SCA (Supreme Court of Appeal)** in numerous Judgments has confirmed that Precedent is Paramount.
- (5) Thus any approvals of this application that are not "**LIKE for LIKE**":
  - Discriminates against me:
  - Is in flagrant breach of the Conservation Planning Regulations for this property and area and:
  - A BREACH of Precedent:
  - Thus a BREACH of the **SCA** that insists Precedent must be applied.

6. **Ground 2:**

- (1) Mrs. Kate Tatlow's (Business Officer, Historic England), e-mail: [kate.tatlow@historicengland.org.uk](mailto:kate.tatlow@historicengland.org.uk) comments in her **23 May 2024** letter refers.

*"You are hereby authorised to determine the application for Grade II Listed building consent referred to above as you think fit".*

- (2) This application includes BREACHES of the 2016 + 2019 Council Approvals for this same building.
- (3) This application includes BREACHES of the **Grade II Listed building** requirements.
- (4) I thus object to same in their entirety.
- (5) I request Camden County Planning to forward this application to the Chief Executive of the "**Historic England**" Department.
- (6) Camden County Planning is requested to give its assessment and comments as required:
  - **Like for Like:**

- By Law:
- In terms of Generally Accepted Good Practice:
- Not “as you deem fit”.

7. **Ground 3:**

This is a **DEFECTIVE APPLICATION** of a **GRADE II LISTED BUILDING**. See below.

8. **Ground 4:**

(1) **Land Registry UK’s NGL371065 Registration confirms absolutely that the FREEHOLD belongs to all 3 Leaseholders:**

(2) My Dr. Marc Mannatt’s **08 May 2024** OBJECTION email/letter refers:

*“This Freehold and all 3 Leases namely 9B’s Lease + 9A’s Lease + 9’s Lease registered at UK Land Registry **confirm** that **ALL the ground-land to both the front and back of 9B-9A-9 Wedderburn is owned by us 3 owners jointly and severally**”.*

(3) **Said FREEHOLD LAND is not for sale and will not be for sale.** See below.

9. **Ground 5:**

(1) My Dr. Marc Mannatt’s **08 May 2024** letter and email to Mr. Swann Maizil swann\_maizil@hotmail.com and CC: Mr. C. Herodotou (constantinos.herodotou@gmail.com) and stuart@smplanning.com and ignus@cogent-heritage.uk and maissa.amanou@gmail.com and info@4harchitecture.co.uk and catherine.bond@camden.gov.uk refer.

- **ATTACHED:** The full letter and all attached Proofs refer.

(2) **Thus Camden Council and the Applicants ALREADY HAVE SOME OF MY OBJECTIONS + PROOFS:**

(3) At the time that I sent my Objections + Proofs:

- Mr. S. Maizil failed and:
- His wife Mrs M. Amanou failed and:
- Their Planner Mr. Stuart Minty of SM Planning failed:
- To either send me their Application.

- Or to reply to my letter.
  - This is Proof of Obstruction of Discovery and:
  - This is Proof of Obstruction of Justice.
- (4) **In addition Camden Council failed or ‘failed’ to list my (Dr. Marc Mannatt’s) OBJECTIONS + PROOFS online.**
- (5) This is *further* Proof of Obstruction of Discovery and:
- (6) This is *further* Proof of Obstruction of Justice.
- (7) This again questions:
- The Intent of this ‘application’
  - Whether this is a real application or not.
- (8) The above strongly points to the above being done to ‘run-down-the-clock’ to obstruct and prevent me from Objecting + Replying to + Appealing to this application.
- (9) I even had to obtain the applicable reference number myself from the Camden Council Planning website.
- (10) I will now also submit my objections online.

I Dr. Marc Mannatt *inter-alia* wrote the following in my said **08 May 2024** Objection Letter: (sic: emphasis *Italics* + **Bold** added to highlight)

[Para 9] **“REAR EXTENSION “Flat 9 Wedderburn Road” : OBJECTED to in its entirety by me Dr. Marc Mannatt owner of 9B Wedderburn Road, London, NW3 5QS + CO-FREEHOLDER of ‘9 Wedderburn Road as a whole’ ”**

And:

[Para 13.11] ***“This Freehold and all 3 Leases namely 9B’s Lease + 9A’s Lease + 9’s Lease registered at UK Land Registry confirm that ALL the ground-land to both the front and back of 9B-9A-9 Wedderburn is owned by us 3 owners jointly and severally.***

[Para 13.12] ***“Said Freehold land cannot be built on and is not for sale.”***

[Para 13.13] ***Thus for example all bin areas and walk-ways are also owned and used jointly and severally.”***

[Para 13.14] “I-Marc and/or Constantinos can if we want apply to insert a door and metal stairwell (temporary structure) leading from the 9B-9A stairwell to the garden and use the garden but to date have not done so.”

[Para 13.15] “**UK Land Registry Records** confirm unequivocally that I-Marc Mannatt + Constantinos Herodotou + you Swann Maizel – M. Amanou jointly and severally own **ALL LAND at 9B Wedderburn + 9A Wedderburn + 9 Wedderburn.**”

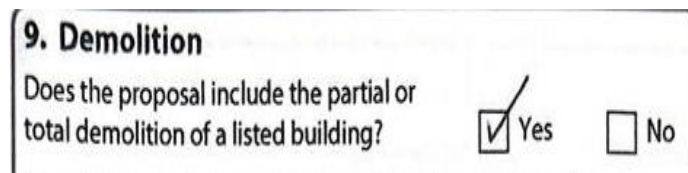
[Para 13.16] “Attached: **OCE - Freehold 9 Wedderburn - M. Mannatt + C. Herodotou + V. Coral (now S. Maizil + M. Amanou).** All Ground / Land is clearly marked as the **FREEHOLD**. Note that all 3 Flats and the Land is referred to as “**9 Wedderburn Road as a whole**”. Your “Flat 9 Wedderburn Road” must not be confused with the “Freehold 9 Wedderburn Road”.

Sic: **NGL371065**

[Para 13.17] “(17.05 Attached: 131-001-LBC01 - Site Location Plan extracted from Camden County Council webpage today. **This site-plan refers to “9 Wedderburn as a whole’ namely the FREEHOLD”.** **Not your individual Flat.**”

10. **Ground 6:**

- (1) Extract from Mr. S. Maizil’s and Mrs. M. Amanou’s 03 May 2024 Application form via SM Planning refers:

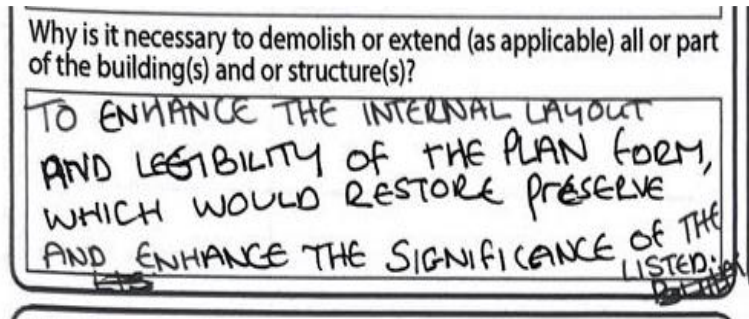


**9. Demolition**  
Does the proposal include the partial or total demolition of a listed building?  Yes  No

- (2) **I OBJECT to all demolitions of this Grade II Grade II Listed building of which I am one of the 3 Freeholders and the sole Leaseholder of my Flat 9B.**
- (3) This building of 3-flats is a **Grade II Listed Heritage Building:**
- (4) In addition:
- (5) This building of 3-flats is situated in a **Conservation Area.**

11. **Ground 7:**

- (1) Extract from Mr. S. Maizil's and Mrs. M. Amanou's 03 May 2024 Application form via SM Planning:



- (2) Camden Council's Long-term Approved Plans that were implemented many years-ago On Record currently for this flat confirm that the current layout of this flat cannot be improved upon:
- (3) Nor would 'demolishing 'or 'extending' this property do anything:
- To enhance the "legibility" i.e. readability of the plan form:
  - Or:
  - "Restore preserve and enhance the significance of the listed building":
  - These are nonsense platitudes that only serve to further Prove the vacuity of this grossly erroneous 'planning application'.
- (4) The applicants' building consultant's said nonsensical comments Prove that the applicants (with respect) are
- Confused:
  - Wasting my time:
  - Wasting Camden Council Planning's time.
  - Questionable re their Intent of this so-called 'planning application'.
- (5) **I ABSOLUTELY RESOLUTELY OBJECT TO all these proposed demolitions + extensions to this Grade II Listed building** cited in this grossly defective and malicious 'application'.

The applicants Mr. S.J. Maizil and Mrs M.M.S Amanou and their adviser Mr. Stuart Minty of SM Planning (previously a member of Planning: "including previous roles as Head of Development Management at both Camden and Haringey" ref <https://www.smplanning.com/about-us/>) have ALL 3 completely and erroneously (with respect):

- FAILED to provide a single shred of credible or lawful *raison d'etre* for this application:
- FAILED to provide credible grounds for his application:
- FAILED to provide any evidence how their grossly defective in the main external extension application would so-called '*enhance the internal layout*' thus such is unfounded.
- ***Ipsa Facto a contradiction in terms*** and thus:
- Non-sensical and:
- FAILED to provide any evidence how their grossly defective and obtuse 'application' would so-called '*enhance the legibility* (i.e. readability) *of the plan form*' a complete misnomer:
- These are flowery words to try to enhance a **grossly defective** 'application' that has nil credibility.

(6) The applicants' comment in their application that this application would so-called: "*enhance the significance of the Grade II Listed*" building' is (with respect) an:

- Unfounded:
- Fatuous:
- Nonsense.

## 12. **Ground 8:**

(1) Extract from the applicants' 03 May 2024 Application form via SM Planning:

**10. Listed Building Alterations**  
 Do the proposed works include alterations to a listed building?  Yes  No  
 If Yes, do the proposed works include:

(2) **I OBJECT** to any alterations to this **GRADE II Grade II Listed Building.**

(3) These proposed building works:

- **BREACH** the **Grade II Listed Building Works Requirements** of this building:
- **BREACH** the **Conservation Area Requirements** of this whole area:



- Must strictly be **LIKE-FOR-LIKE** as was required from me Dr. Marc Mannatt:
- Are not strictly **LIKE-FOR-LIKE**:
- Must be necessary:
- Are not necessary:
- Are malicious and vexatious.

13. **Ground 9**:

The applicants as recent buyers of this property would or should have been informed by their Conveyancer that these proposed Internal Works of theirs:

- (1) Are in flagrant serial serious **BREACH** of the **Grade II Listed Building Requirements** of this building:
- (2) Are in flagrant serial serious **BREACH** of the **Preservation Requirements** of this whole area:
- (3) Thus said new owners citing Mr Stuart Minty (previously of Camden Council Planning) who appears to be their 'consultant' cannot complain that they supposedly 'did not know' that said works are not allowed:
- (4) The applicants' advisor Mr Stuart Minty would have known and should have told the applicants *from the outset* that this application could not lawfully ever be approved by Camden Council Planning Department.
- (5) No 'special exception' exist or can made in their case:
- (6) Such would be *inter-alia* **Discriminatory** of me and all other owners in this area.

14. **Ground 10**:

- (1) Extract from Mr. S. Maizil's and Mrs M. Amanou's 03 May 2024 application form via SM Planning:

**12. Immunity From Listing**

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes
  No
  Don't know

- (2) This confirms that:
- The applicants **have not claimed immunity** from the **Grade II Listed Building Requirements** of this building:
  - This Proves that they knew that they will not be granted said immunity:
  - The applicants' proposed building alterations indubitably are in Proven serial breach of:
    - The **Grade II Listed Building Requirements** applicable to this building:
    - **Conservation Area Restrictions and Requirements** of this whole area.

15. **Ground 11:**

- (1) Extract from the applicants' 03 May 2024 Application form via SM Planning:

**16. Assessment of Flood Risk**

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes      No

- (2) **The probability of flood risk will increase further** certainly if any external changes + said "sunken pit" are allowed for which *inter-alia* Mr. S. Minty + Camden Council will be co-liable.
- (3) The applicants' unacceptable 4.5 m x 4.5 m pit in this Planning Application to Camden Council Planning refers:
- (4) Said large "sunken pit":
- (5) Will 24-7-365 days:
- (6) Of every year:
- (7) Collect + retain then disburse huge amounts of water from:
- Numerous annual rainfalls in the UK:

- The overflow water from said rainfall + roofs + walls + steep embankments + upper roads + adjacent upper properties already flow towards and into this property:
- **NB** – Both sides of the roof of this extensive property of circa 20 metres in length:
- Result in a huge 40 meters of rainwater from a wide roof:
- From all 3 flats:
- From all balconies:
- From the 5 storeys of this property:
- Thereby incessantly drenching the ground-levels of this property:
- The foundations of which in previous years already caved-in:
- Resulting in very large Buildings Insurance Claims:
- Extensive Structural Engineer Assessments to see whether said collapsed foundations could be re-enforced:
- To try to save this old Grade 2 Listed property of 3-flats on 5-floors built in circa 1897:
- And the very serious consequences thereof if not prevented.
- Camden Council Planning must take Notice:
- I Dr. Marc Mannatt (owner of 9B Wedderburn Road) at all times hold *inter-alia* Camden Council liable for example for any and all of its planning consent(s) that result in any and all Damages to this 5-storey property especially its foundations. The previous damage to this property's foundations and all associated matters refer:
- So too I specifically hold Mr. S. Minty similarly liable.
- I Dr. Marc Mannatt (owner of 9B Wedderburn Road) at all times hold all advisors to the applicants and the applicants S. Maizil + M. Amanou (9 Wedderburn Road) liable for example for their individual joint or several (with another party or parties) involvement for all Damages resulting to and in this 5-storey property especially given the previous **ground damage** (see above) to this property's foundations and all associated matters:
- Ditto any other party authorising and/or approving said unlawful + unnecessary structural changes.

16. **Ground 12:**

- (1) I **OBJECT** to the proposed extension of Bedroom 4:
- (2) The above numerous Proofs confirm this application is in serious serial **BREACH** of this property's **Grade II Listed Building Requirements**:
  1. Is unprofessional:
  2. Is defective:
  3. Raises the serious question why the applicants' planner Mr. Stuart Minty previously said to be of Camden County Council's Planning Department would put his name on this Malicious Vexatious and grossly defective 'application':
  4. This lower ground-floor + ground-floor property is already a VERY LARGE property as it is:
  5. With respect if Mr. S. Maizil and thus Mrs. M. Amanou needed 'more space' they previously had the opportunity to buy a larger property. They did not.
  6. The applicants cannot therefor now shortly after their purchase of this flat of theirs claim that they 'need more space':
  7. The request to extend this property further in any event is unnecessary and excessive:
  8. This property is already on 2 floors of a 5-floor property:
  9. In addition both floors of this property subject to this grossly erroneous and suspicious 'application' are already very spacious:
  10. In addition this property's plans confirm it *already has* vast + commodious (floor sizes) + voluminous (3 metre high ceilings):
  11. In addition this property already has 4 spacious bedrooms:
  12. In addition with minor internal changes this property can easily have 4 spacious *en-suite* bathrooms:
  13. In addition it has 2 study areas:
  14. In addition it has spacious lounges
  15. In addition it has a good-size kitchen

16. In addition it even has a wine cellar:
17. In addition this property already has the use (not ownership) of a large garden laid to lawn + garden features:
18. If the new owners needed even more space:
19. Prior to buying this property:
20. They had numerous opportunities of buying a bigger existing property:
21. But decided to not do so:
22. Thereby they confirmed that they were satisfied with the size of this property that they as willing-seller-willing-buyer bought:
23. The applicants' claim that they need 'more space' with respect is vacuous:
24. The applicants said requested extension *removes and destabilises even more* of the surrounding already-fragile soil-structure of this 5-storey dated property:
25. This whole 3-flat-5-storey building has already been subject to:
26. Land-slip:
27. Cracks formed and appeared in the foundations this building:
28. Resulting in Professional Building Engineers consulting testing and advising on whether this building could be saved from total demolition:
29. A very large Building Insurance Claim resulted:
30. Extensive Structural Building Works and under-pinning were done to try to save this property:

(3) And now the applicants + Mr. S. Minty want to **endanger and jeopardise *all this*** for:

- A bit more space relative to the larges spaces they already have?:
- A 4.5m x 4.5m underground pit to 'relax' in with their friends that is impractical and destabilises ground stability?
- They can't relax at ground level?
- Seeing the well-laid-out garden?

- What about the danger of people falling into said pit?
  - Carrying bottles + knives + glasses + plates + food up and down the stairs into and out of this 4.5m x 4.5m underground pit?
  - What will happen and who will be liable?
  - If or when a child or adult is paralysed or seriously injured falling into this 4.5m x 4.5m underground pit?
- (4) I **ABSOLUTELY OBJECT TO** *this hugely suspicious and grossly unprofessional 'application'* in its entirety:
- (5) This is a **GRADE II Listed Building in a Conservation Area**.
- (6) This is not an area that lends itself to an exuberant external type of living.
- (7) The applicants knew this prior to their purchase of this property known as '9 Wedderburn Road':
- (8) This seriously questions the Intent behind the applicants' purchase of this property and:
- (9) Even more this grossly defective planning' application.
- (10) The proposed lower-ground extension one of the main reasons for this defective 'application' for a bedroom is a non-starter.
- (11) **THE FREEHOLD LAND for this 'extension' BELONGS TO ALL 3 OWNERS of these 3 flats:- UK Land Registry REF: NGL371065:**
- (12) **All the land of this 3-flat property belongs to all 3 flat owners:**
- (13) **All 3 owners have always been and remain entitled to use all the Land:**
- (14) The land on the ground-lower-ground level where the applicants hoped to extend an additional bedroom belongs to all 3 flat owners:
- (15) **Thus this main claimed so-called *raison de etre* of this application is a non-starter:**
- (16) The buyers need to check whether their conveyancer + the seller of the lower-ground flat ('9 Wedderburn) V. Coral notified them thereof prior to sale and purchase:
- (17) Mr Stuart Minty currently and/or previously of Camden Council Planning used by the applicants knows this or at the very least should know this:

- (18) This further raises the many questions re the Intent of this serially defective 'application':
- (19) In addition:- the relatively modern external façade of this proposed ground-lower-ground extension grossly BREACHES **Heritage Requirements** of 'in-keeping with' the existing building of circa 1897.
- (20) The proposed "sunken pit" will seriously cause:
- *Both temporarily and long-term retain huge quantities of water:*
  - **Flooding** from rain:
  - **incessant soaking of ground-level-soil**
  - ***Which will further damage and weaken the already hugely compromised foundations of this HISTORIC GRADE II LISTED BUILDING built circa 127 years ago even further.***

17. **Ground 13:**

- (1) Extract from Mr. S. Maizil's and Mrs M. Amanou's 03 May 2024 Application form via SM Planning:

**19. Trees and Hedges**

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

- (2) The applicants and their advisors have failed to provide the required tree survey. This must be done and sent to all parties including to Camden Council Planning:
- (3) Taking the above Numerous Facts on Camden Council Planning Records past present ongoing and new together Proves that this 'application' is not really an application:

- (4) It is With Intent *inter alia* Malicious + Vexatious:
- (5) The same tactics used by past owners of these flats into trying to force me Dr. Marc Mannatt the owner of the 2-storey penthouse into selling-up:
- (6) Thus one of the other owners or other 2 owners in futility hope to buy my 2-storey penthouse:
- (7) “Because the sum of the parts is worth more than the individual units”.

18. **Ground 14:**

- (1) Extract from the applicants’ + SM Planning’s serially grossly erroneous 03 May 2024 Application form:

**22. All Types of Development: Non-residential Floorspace**

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes     No

- (2) The applicants + SM Planning have untruthfully ticked the no-box in said **Section 22** of their application.
- (3) The correct answer to **Section 22** of said application-form is **“yes”**.
- (4) Such is the Recorded and Proven Malice and Vexatiousness of this application.
- (5) The requested 4.5 metre x 4.5 metre sunken-pit next to the residential space thus non-residential space in this application:
  - **Is not only definitely a requested “change of use of non-residential floorspace” by the applicants** but:
  - **CRUCIAL** to the **stability** of this: (i) 3-flat: (ii) 5-storey: (iii) **127 year old property**: (iv) bricks on the outside: (v) mainly timber on the inside: (vi) on a steep slope: (vii) that had to be and was structurally underpinned foundationally circa 40 years ago.
  - It in addition would involve the REMOVAL of SUBSTANTIAL AMOUNTS OF VERY IMPORTANT LONG-TERM STABLE STRONG SUPPORTING SOIL. *Thus* **HUGELY FURTHER DESTABILISES THIS WHOLE PROPERTY:**
  - **SOILS UNDISTURBED SINCE TIME-IMMEMORIAL:**



- RIGHT NEXT TO:
- THE PREVIOUS SERIOUSLY DAMAGED:
- THEN EXPENSIVELY REPAIRED ALREADY COMPROMISED FOUNDATIONS OF THIS 3-FLAT 5-STOREY PROPERTY:
- THAT HAS TO BE LEFT TOTALLY UNDISTURBED:
- Except for a few minor internal changes:
- Failing which the applicants + thus future owners + Camden Council Planning + the owner(s) of SP Planning will be liable:
- For any and all soil movements on this land + consequential subsidence therefrom thus:
- Very large Claims for Damages.
- At all times in future.

(6) **Again: The proposed extension of Room 4 (lower-ground-ground floor) is on FREEHOLD LAND** that belongs to us 3 Freeholders: (1) Dr. M. Mannatt (Flat 9B Wedderburn Road) + (2) Mr. C. Herodotou (Flat 9A Wedderburn Road) and (3) Mr. S. Maizil and his wife Mrs. M Amanou (Flat 9 Wedderburn Road)(*the applicants*) Hampstead, London, NW3 5QS.

(7) **The proposed extension of Room 4 (lower-ground-ground floor):**

- **Is not allowed:**
- **Is not open to negotiation.:**
- As stated before said **FREEHOLD LAND IS NOT FOR SALE.**

(8) The applicants' application to Camden Council Planning strongly points to With Intent *camouflaged* **Unjustified Enrichment** in that:

(9) 'the more bedrooms the higher the value of a property':

(10) Any person can quickly see that a few minor adjustments to internal walls some back to original layouts on this lower-ground-ground provide what the applicants require:

- four bedrooms ensuite with four bathrooms.

**Said Application is SERIALLY GROSSLY DEFECTIVE and UNLAWFUL.**

(11) The 'sunken pit' application is a non-starter as it will result in **NOISE HARASSMENT** to neighbours especially to the 2 flats closest thereto namely C. Herodotou's '9A Wedderburn' flat and my property

9B Wedderburn that will disturb our tenants and the owners of the adjacent properties.

19. **Ground 15:**

- (1) Extract from Mr. S.J. Maizil and Mrs M.M.S Amanou 03 May 2024  
Application form via SM Planning:

**28. Biodiversity Net Gain**

Do you believe that, if the development is granted planning permission, the Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990) would apply?

Yes  No

If No, please provide reasons, with reference to which exemptions or transitional arrangements you believe apply:

DE MINIMUS - INTERNAL WORKS TO LISTED BUILDING.

- (2) The applicants are on Record in their application citing:- "De Minimus":
- The correct spelling with respect is: De Minimis:
  - Ref: Internet: "*Di minimis is something that is very trifling or of little importance*"
  - Ref: Internet: "*slight or nominal or insignificant or petty*"
- (3) The applicants and their planner are attempting to portray these serious matters pertaining to large structural changes + millions of £s of serious damage to this 3-flat 5-storey building:
- As if "slight or nominal or insignificant or petty" scale matters:
  - Nothing could be further from the Truth.
  - Proof of Obstruction of Discovery thus:
  - Obstruction of Justice.
- (4) This in their desperate attempt to try to be exempted from the Rules and Requirements of:
- **Planning:**
  - **Grade II Listed Buildings:**
  - **Conservation Area Regulation:**
  - **Already under-pinned foundations:**

- With a totally unnecessary below-ground pit that further destabilises the ground and thus this whole building.
- (5) This ‘application’ will be a NET GAIN of 0% and/or is hopelessly SHORT of a NET GAIN of 0% of biodiversity ‘value’:
- **INTERNET + Gov.uk blogs refer:**

*“biodiversity gain condition’ **requiring** development to achieve a net gain of 10% of biodiversity value”*

*“The Biodiversity Net Gain (BNG) requirement **mandates** that the biodiversity value post-development **must exceed** the pre-development value **by at least 10%, and this gain must be sustained for at least 30 years.** This legal requirement is usually secured through **Section 106 agreements or conservation covenants.**”*
  - **Public views + especially co-Freeholders’ and co-property owners’ (same building) + neighbours’ properties concerns about historic preservation issues when making final project decisions are very important requirements.**
- (6) This application hopelessly fails on **ALL** mandated requirements.

## 20. **GROUND 16:**

### **Proposal by applicants**

#### *Undercroft extension:*

- *Minor excavation of soil to level the floor with main building FFL.*
- *Frameless glazing in the arched openings – as per pre-application guidance*

#### *Rear extension:*

- *Minor excavation of soil to level floor with main building FFL.*
- *4.5m deep extension from rear wall to sliding glass doors. Only 1 solid side wall and glazing from 2 sides. The roof has a diagonal brise-soleil profile to make the roof visually light – as per no.3 Wedderburn Road.*
- *Glazed link between proposed extension and existing building.”*

- (1) **I OBJECT to any and all structural changes including all requested undercroft extensions in their entirety whether internally or externally.**
- (2) **As stated above Records Prove that this property in the past has already had to be structurally underpinned:**

- (3) **Structural changes and structural removals such as these contemplated are unlawful dangerous unacceptable and breach Insurance Covenants:**
- (4) I OBJECT to ALL external structural changes.
- (5) STRUCTURAL MAINTENANCE cannot be and must not be sacrificed for personal desires.
- (6) Upon my receipt of minor internal changes especially those back to previously approved layouts in the ground lower-ground layout of this property known as '9 Wedderburn' upon checking thereof will enable me to make the decision to not agree or to agree to same.
- (7) **Land Registry UK i.t.o FREEHOLD NGL371065 Proves and Confirms the Freehold land is owned outright by the 3 owners together.**
- (8) The applicants have only a 1/3 share.
- (9) Facts and Records indubitably Prove (refer above) that for all parties' sake especially for the applicants' sake their entertainment is:
- Clearly best for them and their children and their quests:
  - In their front garden:
  - On their existing ground level:
  - Without the dangerous destabilising 'pit':
  - Close to their kitchen + dining room + lounge for easy and safe transporting of food + drinks + used-plates etc :
  - Allows their 4 bedrooms to remain away and at the rear thus quieter + more private:
  - Allows their 4 bathrooms to remain away and at the rear thus quieter + more private:
  - Is the best + safest layout option for ALL 3 owners + this Building + the Building Insurers.

21. **GROUND 17:**

- (1) I Dr. Marc Mannatt (owner 9B Wedderburn + co-Freeholder) **OBJECT TO ALL OF THE ABOVE + BELOW IN THEIR ENTIRETY.**
- (2) I **OBJECT ENTIRELY** to the proposed **sunken rear extension with flat roof and the glazed link between the existing building and proposed extension.**

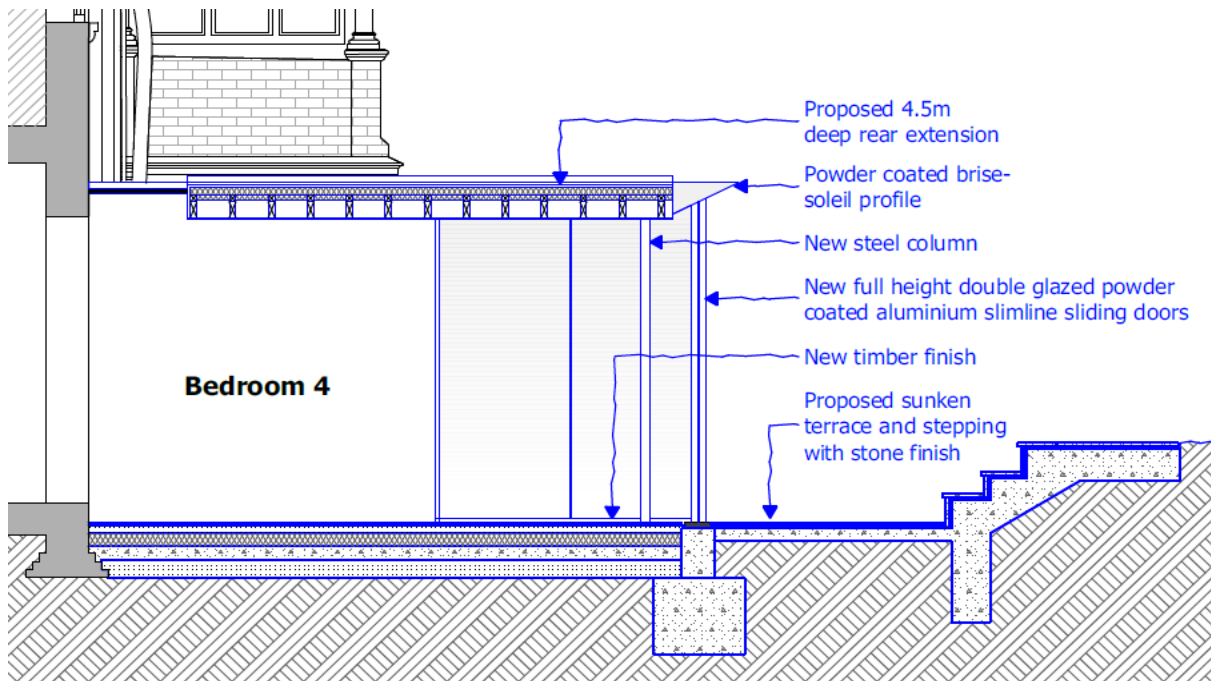
(3) **MY NUMEROUS PROOFS ABOVE AND BELOW REFER.**

(4) The applicants' attempted:

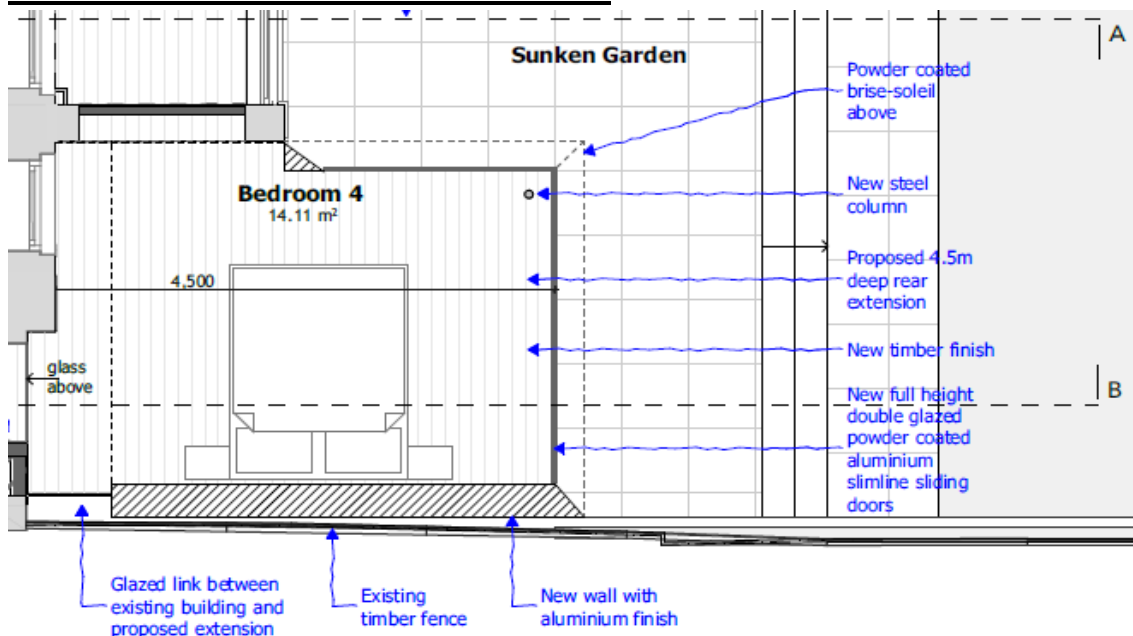
- UNLAWFUL encroachment, and:
- UNLAWFUL take-over:
- Of part of the garden owned by all the 3 owners:
- Is Proof of attempted **Unjustified Enrichment:**

(5) I object thereto in its entirety.

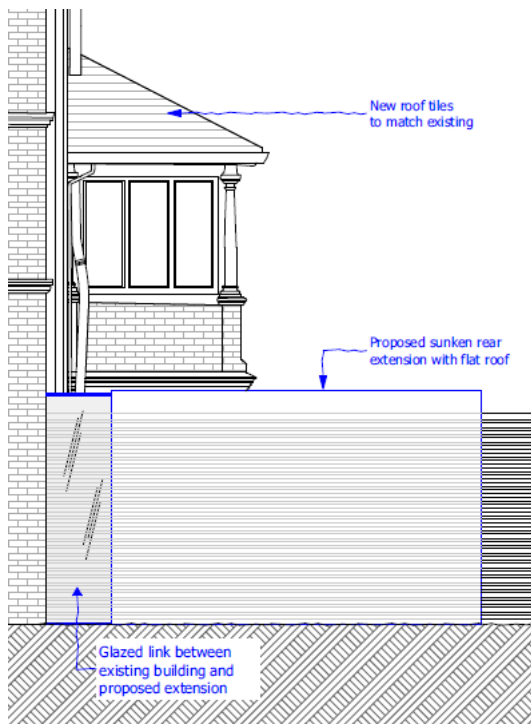
**OBJECTED THERETO IN ITS ENTIRETY**



**OBJECTED THERETO IN ITS ENTIRETY**



## **OBJECTED THERETO IN ITS ENTIRETY**



### 22. **GROUND 18:**

- (1) **OBJECT TO** the proposed 4.5m x 4.5m deep rear extension (see previous Ground) and the **Sunken garden with stepping stone finish:**
- (2) This is structurally totally unacceptable:
- (3) This will:
  - Cause more soil instability:
  - Hugely weaken the foundations:
  - Further compromise the foundations:
  - Require substantial additional structural support built into + around the foundations:
  - Would cause Building Insurers to hugely increase the cost of Insuring this building:
  - **Could result in Building Insurers refusing to insure this building:**
  - Will in the event of foundation-collapse of this building **result in massive Damages Payments:**
    - To the others 2 owners Dr. M. Mannatt and Mr. C. Herodotou:

- From Camden Council:
- From applicants Mr. S. Maizil and Mr. M. Amanou:
- The applicants' advisors such as Mr. S. Minty.

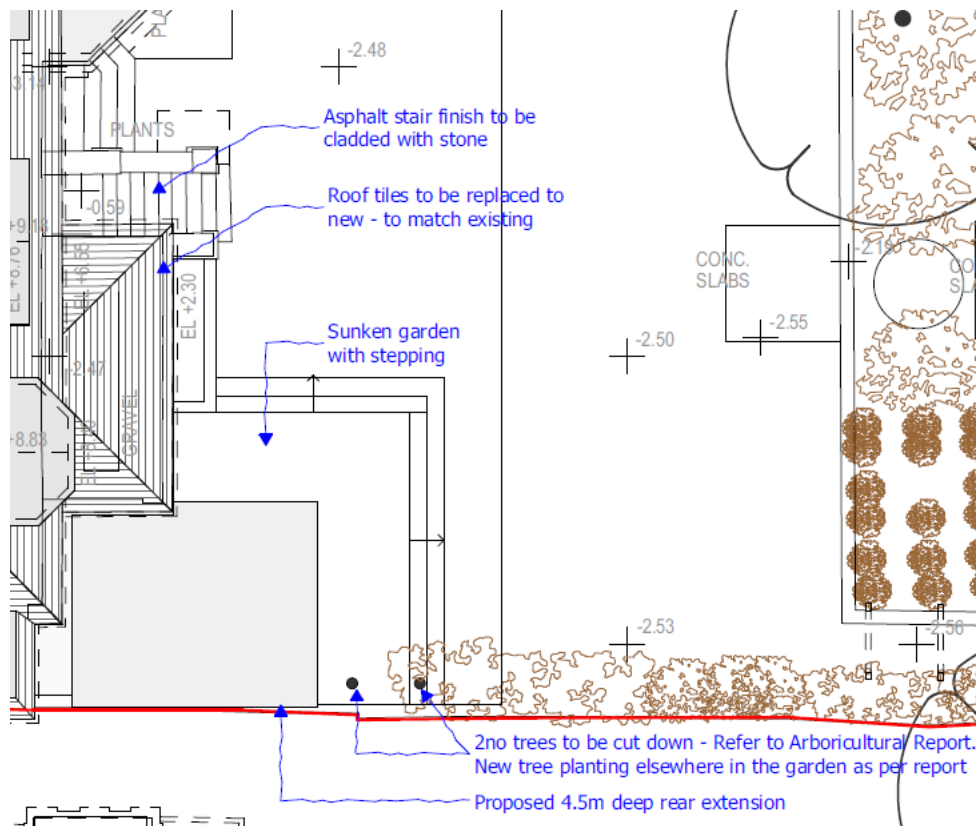
(4) This property's foundation has in the past cracked and needed underpinning:

(5) In any event as I repeatedly highlight Land Registry **NGL371065** Proves the Freehold land is owned by the 3 owners of these flats.

(6) **I OBJECT TO 2 trees** being cut down:

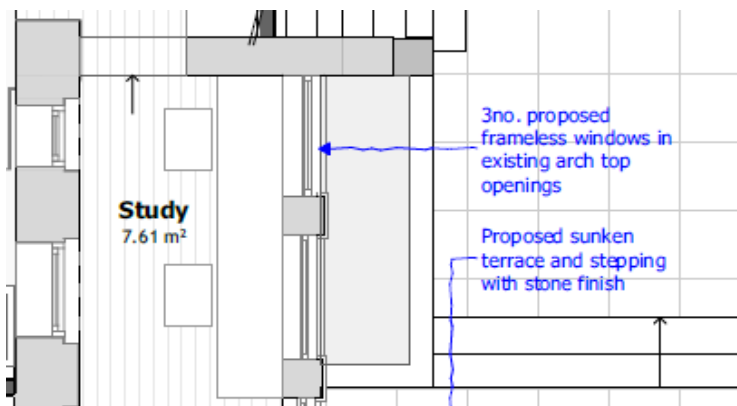
(7) This garden as it presently is laid-out:

- Was laid-out by a Professional Garden Expert at great expense by the previous owners:
- Has throughout been well-maintained by the previous owners:
- Is a show-piece for the present owners to their friends:
- Has a large area close to the house laid-to-lawn that in its current upscale condition will more-than-adequately-serve the requirements of the new owners.



23. **GROUND 19:**

- (1) **I OBJECT** to the proposed 3 frameless windows in the existing arch top opening **in its entirety**.
- (2) As stated above. All proposed structural changes:
  - As per Heritage Requirements:
  - As per Listed Building Requirements:
  - Must be “***LIKE-FOR-LIKE***” and
  - My **2016 + 2019 ROOF-DORMER-WINDOW** applications to Camden Council refer.
  - Therein and thereby I replaced “***LIKE-FOR-LIKE***”:
  - **The same RULES & REGULATIONS apply to ALL EQUALLY and AT ALL TIMES:**
  - **Failing which I will be DISCRIMINATED AGAINST + PREJUDICED.**



24. **GROUND 20:**

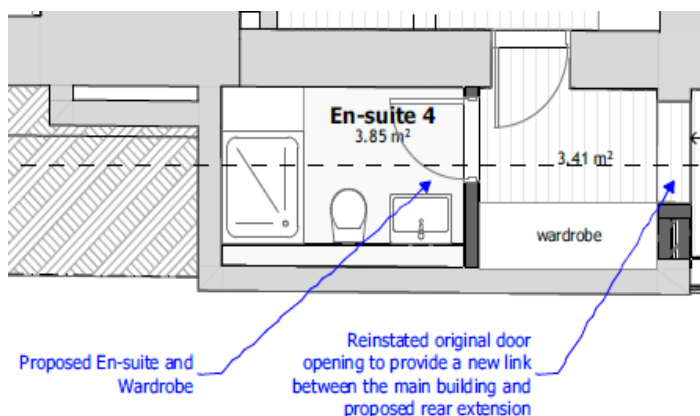
- (1) *“Reinstate original door opening to provide a new link between the main building and proposed rear extension”.*
- (2) I OBJECT to this in its entirety.
- (3) There is no need for this in that the proposed rear extension is unacceptable not least in that it:
  - Grossly **BREACHES** Listed Building Requirements:
  - Grossly **BREACHES** Heritage Requirements.
  - **DESTABILISES** the whole building.

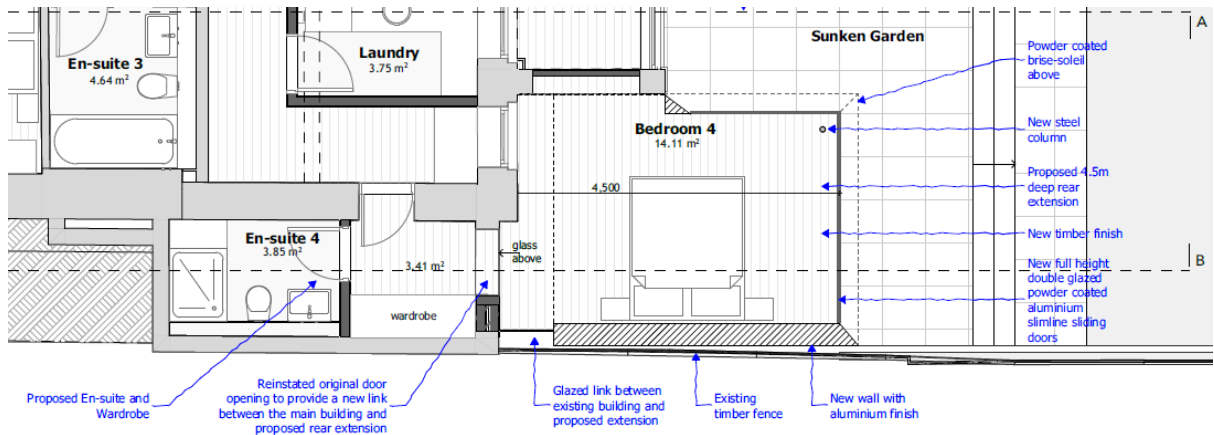


- (4) Said opening was prior to the previous substantial structural underpinning of the whole building. Said proposed unnecessary re-instatement of this external door on a main wall will **NEGATIVELY impact the STRUCTURAL INTEGRITY of the underpinned foundations specifically and the building generally**.
- (5) Retaining said opening assists in maintaining the current structural stability of the whole building.
- (6) Even a relatively small structural change can cross-the-threshold of structural stability thus endanger this whole building.

25. **GROUND 21:**

- (1) Minor changes to the lower-ground layout some involving internal re-instatement of the original layout will easily and structurally-safely give the applicants 4 good-sized bedrooms with 4 ample en suite bathrooms:
- (2) The clear simple-to-read architectural drawings below refer.
- (3) Should any party supposedly 'not-understand':
- (4) They need simply apply for and implement Camden Council Planning's previously Approved Plans on Record:
- (5) The applicants already get from the current layout of their new flat '9 Wedderburn' what they wanted and what they bought:
- (6) The applicants had the option directly or via the seller to do this application of theirs *prior* to purchasing their new flat '9 Wedderburn':
- (7) That they did not raise questions re the Intent of this grossly defective planning application.

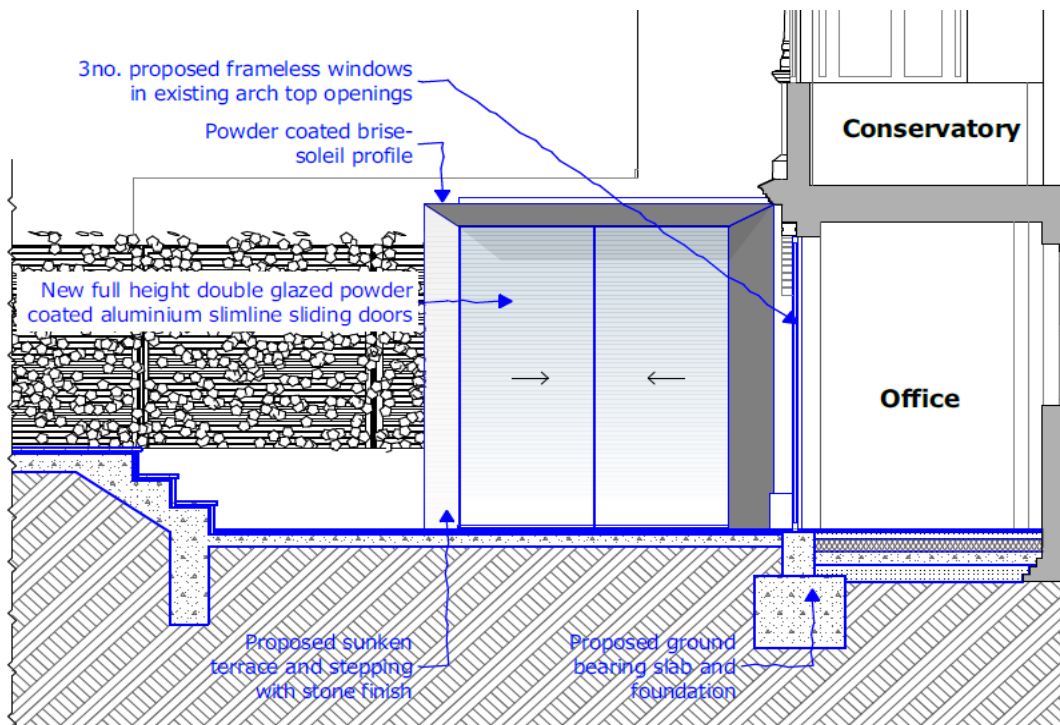




26. **GROUND 22:**

- (1) **I Dr. Marc Mannatt OBJECT TO THE FOLLOWING IN ITS ENTIRETY.**
- (2) These proposed modern-age “**new full height double-glazed powder coated aluminium slimline sliding doors**” + “**sunken terrace**” are so completely in **flagrant BREACH** of:

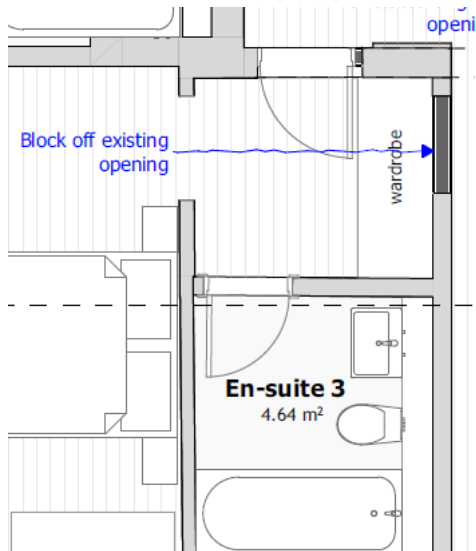
- **Grade II Listed Building Requirements:**
- **Heritage Requirements:**
- That they together with numerous other blatant breaches Proven above:
- Have raised the questions as to the actual Intent of this so-called ‘application’.
- For now I will not expand thereon.





27. **GROUND 23:**

- (1) *“Block off existing opening”*:
- (2) This must be a structural steel reinforced concrete *block off* of the existing opening to compensate for the re-opening the original opening adjacent thereto.
- (3) I do not object to the blocking-off of the existing opening on condition that it accords with:
  - **Grade II Listed Building Requirements:**
  - **Heritage Requirements.**
  - **Camden Council Plannings’ Written Filed Approval (if such) a Copy of which I request to add to my Records of these 3 properties that I continue to collate for many years since I bought my upper 2 floor penthouse flat ‘9B Wedderburn’.**



28. **GROUND 24:**

(1) I-Dr. Marc Mannatt (9B Wedderburn) hold:

- Applicant Mr. S. Maizil:
- Applicant Mrs. M. Amanou:
- SM Planning:
- Mr. Ignus Froneman:
- Anyone else who is-are in agreement with these unlawful structural changes:
- Planning Officer Obote Hope + Camden Council Planning:
  - Responsible and:
  - Liable:
  - For *inter alia* all Damages that flow from these proposed structural alterations *if approved*.

29. **GROUND 25:**

Some of the Main Criteria that need focusing on are:

- (1) Not damaging the foundations of this 5-storey 3-flat property:
- (2) Not disturbing the current stable soil structure:
- (3) Thus no 'sunken pit':
- (4) Conforming to and abiding by **Grade II Listed Building Requirements:**

- (5) Conforming to and abiding by **Heritage Requirements**:
- (6) Doing the relatively minor internal changes some of which are re-instatement of previous lay-outs to achieve as close as possible the internal spatial arrangement the applicants hope to get:
- (7) Retaining and enhancing the external characteristics of this lovely building built in circa 1897:
- (8) These are some of the main points that the applicants (9 Wedderburn) and their advisers should have considered and researched prior to purchasing this ground lower-ground property.

30. **GROUND 26:**

- (1) I-Dr. M. Mannatt object to this application in response to a **Heritage Statement** by Mr. Ignus Froneman (acting for Mr. S. Maizil and Mrs. M. Amanou the applicants) re flat '9 Wedderburn'.
- (2) In a document obtained from the internet dated June 2024 Mr. Froneman stated he is a member of the Institute of Historic Building Conservation (IHBC):
- (3) But which was formed only as a charitable trust company in 1997 by members of the former Association of Conservation Officers in their interest:
- (4) The above taken together strongly points to Mr. Ignus Froneman:
  - *charitable trust company:*
  - *Formed fairly recently in 1997:*
  - *By its own members:*
  - *For their interests:*
  - *With nil independent regulatory oversight:*
  - *Questionable.*
- (5) [https://en.wikipedia.org/wiki/Professional\\_association](https://en.wikipedia.org/wiki/Professional_association)

The Quality Assurance Agency distinguishes between Statutory bodies and regulators that:

- *"have powers mandated by Parliament to regulate a profession or group of professions and protect the use of professional titles" i.e. the General Dental Council and General Medical Council":*

- and (*sic: on the other hand*):
  - “Professional bodies that are independent membership organisations that oversee the activities of a particular profession and **represent the interests of [their] members** and which may offer registration or certification of unregulated occupations on a voluntary basis”:
- (6) Mr. Ignus Froneman of Cogent Heritage is an example of the latter:
- *unregulated:*
  - ***in the interest of its members.***
- (7) Mr. Ignus Froneman’s (via Cogent Heritage) Heritage Statement refers:
- (i) Mr. Ignus Froneman admits in his **para 1.5** that a “detailed archival research was not undertaken”.
  - (ii) This immediately scuppers Mr. Ignus Froneman’s ‘Heritage Statement’.
  - (iii) Mr. Ignus Froneman **para 1.7** refers. Emphasis added. He admits: “Legislation relating to listed buildings and conservation areas is contained in the Planning (**Listed Buildings and Conservation Areas**) Act 1990 (the Act). Section 66(1) of the Act sets out the statutory duty in relation to development affecting the setting of listed buildings: and **section 72(1)** sets out the statutory duty in relation to any buildings or other land in a conservation area.”
  - (iv) Dr. Marc Mannatt: Said *inter-multi-alia* **ACT MUST THUS BE ABIDED BY.**
  - (v) Mr. Ignus Froneman stated as follows in his **para 1.8**. Emphasis added: “It is a well-established concept in case law that ‘preserving’ means doing no harm for the purposes of the 1990 Act. The Court of Application’s decision in **Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] (EWCA Civ 137)** established that, having ‘special regard’ to the desirability of preserving the setting of a listed building under s.66, involves more than merely giving weight to those matters in the planning balance. There is a **STRONG STATUTORY PRESUMPTION AGAINST GRANTING planning permission for any development which would fail to preserve a listed building or its setting (and the same for conservation areas).** In cases where a proposed development would harm a listed building or its setting (or a conservation area), the **Barnwell decision has established that**

**the duty in s.66 of the Act requires these must be given “considerable importance and weight”.**

- (vi) Quite. But has Mr. Ignus Froneman abided thereby?
- (vii) Dr. Marc Mannatt: The above Court Case and Order **MUST THUS BE ABIDED BY.**
- (viii) **NO APPROVAL IS JUSTIFIED.**
- (ix) Mr. Ignus Froneman’s **para 1.10** refers: *“The National Planning Policy Framework: Section 16 of the revised (December 2023) National Planning Policy Framework (the NPPF) deals with conserving and enhancing the historic environment, in paragraphs 195 to 214. Paragraph 195 of the NPPF states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance”.*
- (x) Mr. Ignus Froneman stated the following in his **para 1.11**: *“According to **paragraph 200**, applicants should describe the significance of any heritage assets affected, including any contribution made by their setting.”*
- (xi) Dr. Marc Mannatt: **THE ABOVE WAS NOT DONE.** Yet Mr. Ignus Froneman ignores same.
- (xii) Mr. Ignus Froneman stated as follows in his **para 1.12**: *“According to paragraph 205, which applies specifically to designated heritage assets, great weight should be given to a heritage asset’s conservation”.*
- (xiii) Dr. Marc Mannatt: Yet Mr. Ignus Froneman ignores same. The whole building 9 +9A+9B Wedderburn Road is a **GRADE II listed building** and must be dealt with accordingly. i.e. **LIKE FOR LIKE.** I.t.o GRADE II Listed Building + Heritage Area Statute + Buy-Laws.
- (xiv) All my comments above refer. **NO APPROVAL IS JUSTIFIED.**
- (xv) Dr. Marc Mannatt: I will go in further detail on APPEAL if necessary.

31. **GROUND 27:**

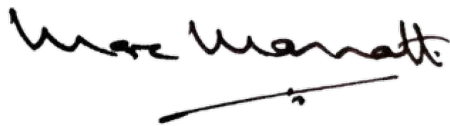
- (1) The applicants Mr. S. Maizil and Mrs. M Amanou (9 Wedderburn Road) must take note that even if Camden Council Planning with respect negligently or not approves some or all of the above proposed plans:

(2) The applicants still need the **APPROVAL** of **BOTH** other **2 Freeholders-Leaseholders** namely:

- Dr. Marc Mannatt: (9B Wedderburn Road):
- Mr. Constantinos Herodotou: (9A Wedderburn Road).

**I request all parties to acknowledge receipt of this letter.**

Yours sincerely

A handwritten signature in black ink that reads "Marc Mannatt". The signature is written in a cursive style and is underlined with a single horizontal line.

**Dr. Marc Mannatt**

**12 July 2024**

**Owner of 9B Wedderburn Road, Hampstead, London, NW3 5QS and 1/3 Owner of All Land** at this 3-flat property known as: "9 Wedderburn Road, Hampstead, London, NW3 5QS". Land Registry UK **NGL527220**.



Mr Elie Osborne  
4D Planning  
3rd Floor  
86-90 Paul Street  
London EC2A 4NE

Application Ref: **2016/1594/L**  
Please ask for: **Catherine Bond**  
Telephone: 020 7974 **2669**

20 July 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat B**  
**9 Wedderburn Road**  
**London**  
**NW3 5QS**

Proposal:

Like-for-like replacement of casement window in rear-facing dormer.

Drawing Nos: Site Location Plan; 4DPLAN01 rev 1; 4DPLAN02 rev 1; 4DPLAN03 rev 1;  
OPNH05 rev A; OPNH06 rev A; Schedule of Works; Heritage, Design & Access Statement.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original



work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting listed building consent:

The proposed works to replace the timber casement window within a rear dormer window in the grade II listed building situated in the Fitzjohn's/Netherhall Conservation Area have become necessary as a result of deterioration due to damp ingress. As such the window has become structurally damaged and is beyond repair. It is proposed to replace the small paned double casement window like-for-like in terms of fenestration pattern and detailed design including use of materials, finishes, glazing bar profile, and single glazing specification. As such the visual appearance of the window will be retained and no changes will be made to the dormer in which it is positioned. It is concluded that the works will not harm the special interest of the grade II listed building or the character and appearance of the Fitzjohn's/Netherhall Conservation Area.

No public consultation was necessary for this application. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest and the character and appearance of the conservation area, under s.16 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

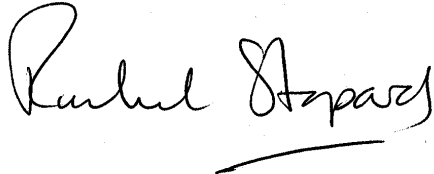
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of The London Plan 2015 consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities

Application ref: 2019/1204/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 5 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

4D Planning  
86-90 Paul Street, 3rd Floor  
London  
London  
EC2A 4NE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat B**  
**9 Wedderburn Road**  
**London**  
**Camden**  
**NW3 5QS**

Proposal: Replacement of casement windows within rear facing dormers.

Drawing Nos: 4D01; 4D02; 32923 MANNATT - ITEM 1; 32923 MANNATT - ITEM 2;  
WR01OS and Heritage & Design and Access Statement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans; 4D01; 4D02; 32923 MANNATT - ITEM 1; 32923 MANNATT - ITEM 2; WR01OS and Heritage & Design and Access Statement.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informatives:

- 1 Reasons for granting permission:

The proposed works to replace the timber casement window within a rear dormer window in the grade II listed building situated in the Fitzjohn's/Netherhall Conservation Area have become necessary as a result of deterioration due to damp ingress. As such, the window has become structurally damaged and is beyond repair.

It is proposed to replace the small paned double casement window within the centre and the Northeast dormer extensions with 4 x 6 window panes casement window that matches the fenestration pattern and detailed design including use of materials, finishes, glazing bar profile.

The proposal would enhance the visual appearance of the windows and no changes are proposed to the dormer in which it is positioned. It is concluded that the works will not harm the special interest of the grade II listed building or the character and appearance of the Fitzjohn's/Netherhall Conservation Area.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest and the character and appearance of the conservation area, under s.16 and s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The minor nature of the proposed external works, which are limited to the replacement of existing dormer windows at fourth floor level, would ensure no harm is caused to the amenity of neighbouring residents in terms of loss of light, outlook or privacy.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
  
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey grid background.

Daniel Pope  
Chief Planning Officer

Application ref: 2019/1717/L  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 5 June 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

4D Planning  
86-90 Paul Street, 3rd Floor  
London  
London  
EC2A 4NE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Flat B**  
**9 Wedderburn Road**  
**London**  
**Camden**  
**NW3 5QS**

Proposal: Replacement of casement windows within rear facing dormers.

Drawing Nos: 4D01; 4D02; WR01BP; Fourth Floor Rear Landing Joinery Detail Sheet; Fourth floor Rear Master Bedroom Fourth Floor Rear Landing Joinery Detail Sheet; Fourth floor Rear Master Bedroom; Heritage & Design and Access Statement; and WR01OS.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 The windows being replaced to the rear shall be single glazed and the glazing bars shall replicate the design of the existing casement windows.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

#### Informatives:

- 1 Reasons for granting listed building consent:

The proposed works to replace the timber casement window within a rear dormer window in the grade II listed building situated in the Fitzjohn's/Netherhall Conservation Area have become necessary as a result of deterioration due to damp ingress. As such, the window has become structurally damaged and is beyond repair.

It is proposed to replace the small paned double casement window within the centre and the Northeast dormer extensions with 4 x 6 window panes casement windows that matches the fenestration pattern and detailed design including use of materials, finishes, glazing bar profile. Moreover, the glazing specification as annotated on the existing and proposed typical section drawing indicate that the proposed windows would be similar thickness when compared with the existing windows being replaced. A condition is attached to ensure that the windows would be single glazed and the glazing bars are retained.

The proposal would enhance the visual appearance of the existing windows and no changes are proposed to the dormer in which it is positioned. It is concluded that the works will not harm the special interest of the grade II listed building or the character and appearance of the Fitzjohn's/Netherhall Conservation Area.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest and the character and appearance of the conservation area, under s.16 and s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.



As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these

hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey grid background.

Daniel Pope  
Chief Planning Officer

## Fw: Update

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From: h i (first4capital@yahoo.com)  
To: swann\_maizil@hotmail.com  
Cc: info@4harchitecture.co.uk  
Date: Wednesday, 8 May 2024 at 19:19 GMT+2

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Dear Swann

Your 03 May 2024 email and your follow up WhatsApp of today refer.

Please refer to my 08 May 2024 email a few minutes ago in answer to your email.

It is best to put these things in writing.

If there is anything else you need clarity on do let me know.

Best regards

**Marc Mannatt**

----- Forwarded message -----

**From:** Swann Maizil <swann\_maizil@hotmail.com>  
**To:** h i <first4capital@yahoo.com>  
**Cc:** info@4harchitecture.co.uk <info@4harchitecture.co.uk>  
**Sent:** Friday, 3 May 2024 at 19:37:19 GMT+2  
**Subject:** Update

Hello Marc,  
I hope you are alright and enjoying [REDACTED]

I would like to take some time to run you through the ideas we have in mind and to update you on the project with my architect, Peter Gal, Cc'd here.

We are still waiting for Camden to comment the submitted drawings for the extension, until then we cannot do anything on site. However, we are anticipating a consent from them in the coming weeks, and it's important that we have a discussion to explain to you the project. It's nothing very big, but still important to share it with co-freeholders.

Would you be available to speak in the coming days?

Best regards,  
Swann Maizil

## Flat 9 Wedderburn Road: (1) Listed Building Consent for internal refurbishment - Ref. 2023/4458/L - in order (2) Rear Extension - OBJECT

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From: h i (first4capital@yahoo.com)

To: swann\_maizil@hotmail.com

Cc: first4capital@yahoo.com; constantinos.herodotou@gmail.com;  
stuart@smplanning.com; ignus@cogent-heritage.uk;  
maissa.amanou@gmail.com; info@4harchitecture.co.uk;  
catherine.bond@camden.gov.uk

Date: Wednesday, 8 May 2024 at 19:07 GMT+2

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Hello Swann and Maissa

Swann, your 15 January 2024 email and your recent 03 May 2024 email refer.

Please see my attached 08 May 2024 letter and annexures to you re these matters.

### **Extract:**

*The proposed limited **internal non-structural changes** to your 'Flat 9 Wedderburn' that you have sent to me (9B Wedderburn Road) and to Constantinos (9A Wedderburn Road) that accords with Camden Council Planning + Conservation Area + Heritage Maintenance are **fine by me**.*

Please let me have your planning application number for your extension as I cannot find same on the Camden Council webpage.

My attached 08 May 2024 letter refers.

### **Extract:**

**REAR EXTENSION "Flat 9 Wedderburn Road" : OBJECTED to in its entirety by me Dr. Marc Mannatt owner of 9B Wedderburn Road, London, NW3 5QS + CO-FREEHOLDER of '9 Wedderburn Road as a whole'.**

Kind Regards

**Marc Mannatt**  
9B Wedderburn Road

----- Forwarded message -----

**From:** Swann Maizil <swann\_maizil@hotmail.com>

**To:** h i <first4capital@yahoo.com>; Constantinos Herodotou <constantinos.herodotou@gmail.com>

**Cc:** Stuart Minty <stuart@smplanning.com>; 'Ignus Fronemean (Cogent Heritage)' <ignus@cogent-heritage.uk>; 'Maissa Amanou' <maissa.amanou@gmail.com>; info@4harchitecture.co.uk <info@4harchitecture.co.uk>

**Sent:** Monday, 15 January 2024 at 16:36:16 GMT+2

**Subject:** Listed Building Consent for internal refurbishment - Ref. 2023/4458/L

Dear co-freeholders,

I hope this email finds you well.

We wish to inform you about the upcoming internal refurbishment work planned for our property at 9 Wedderburn Road after Listed Building Consent has been granted by Camden Council's conservation officer, Catherine Bond (case reference 2023/4458/L). The kickoff should happen in the coming weeks and according to the contractor, this should last 44 weeks if everything goes smoothly.

Our initial step will be to undertake a soft strip clear-out, which will help us gain a clearer understanding of the property's condition.

At this stage, we do not intend to make any structural amendments. However, should we encounter any issues that require a structural engineer's expertise, our party wall surveyor will promptly inform you, providing all necessary details including architectural and structural drawings and calculations.

Additionally, we are developing a plan for a rear extension. Once the design is finalized, we will share it with you. This will of course be subject to planning permission.

We are committed to ensuring that all work is carried out to the highest standards.

Enclosed are the existing plans and the approved LBC layouts for your reference. You can also find any information regarding the application on Camden Council's website using the case reference I've written above as it's all public.

Best regards,

Swann MAIZIL



mvmt12.pdf

179.6kB



4.1 - mm - swann - cc ch + others - agree internal -don't agree to extension -  
LETTER by email - signed - 08may2024\_Combine.pdf

1.5MB

**08 May 2024**

**LETTER BY EMAIL**

**FROM MARC MANNATT (Flat 9B) to SWANN MAIZIL + MAISSA AMANOU (Flat 9)**

Hello Swann and Maissa

Swann, your 15 January 2024 email and your recent 03 May 2024 email refer.

We are very well, thank you.

1. I years ago already thoroughly went through all the planning processes for this Camden Conservation Area that includes Wedderburn Road and at all times kept up to date with these matters.
2. When necessary over the years I have been in communication with Catherine Bond at Camden Planning re the 3 flats at 9 Wedderburn Road Hampstead London NW3 5QS known together as '9 Wedderburn'.
3. I thus long-term have a good grounding in what can and what cannot be done in this area including in Wedderburn Road.
4. I am both a total traditionalist (at all times) and an avid ultra-modernist when and where appropriate in-keeping with the area. Everything in-between I stay away from.
5. The proposed limited **internal non-structural changes** to your 'Flat 9 Wedderburn' that you have sent to me (9B Wedderburn Road) and to Constantinos (9A Wedderburn Road) that accords with Camden Council Planning + Conservation Area + Heritage Maintenance are **fine by me**.
6. I request you to take note of the recent 08 March 2024 "**Regents Park CAAC response**". **Attached**. Please give all parties an update.
7. **The 18 December 2018 approval letter from Camden Council refers. Page 3.**
8. Please give all parties an update re the below paragraphs and confirm that you completed a Building Regulations Application. Please provide a signed-off copy from the Building Regulations Team to both me Marc Mannatt and Constantinos Herodotou once your internal works have been completed.

*"[2] Your proposals may be **subject to control under the Building Regulations and/or the London Buildings Acts** that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to **consult the Council's***

**Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941)**

*[3] You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy **Building Regulations or Fire Certification** may require a further application for listed building consent.*

9. **REAR EXTENSION “Flat 9 Wedderburn Road” : OBJECTED to in its entirety by me Dr. Marc Mannatt owner of 9B Wedderburn Road, London, NW3 5QS + CO-FREEHOLDER of ‘9 Wedderburn Road as a whole’**
10. Your **03 May 2024** email refers. *“We are still waiting for Camden to comment the submitted drawings for the extension, until then we cannot do anything on site. However, we are anticipating a consent from them in the coming weeks...”*
11. With respect before I buy any property I always : (1) Find out whether it is on good strong soil: (2) Was it well built and is it structurally sound: (3) What definitely needs doing: (4) Is the layout correct: (5) What will be approved: (6) Whether I can buy a bigger and better property for the money: (7) Saving me all the cost and hassle of ‘extending’ and getting everything in the right space: (8) Instead, I just have to upgrade.
12. Things for me and everyone around me always turn out well in the end.
13. Your hoped-for extension to the south-side of this 5-storey property cannot happen:
  - (1) **Please note the building as a whole required under-pinning a number of years ago during my continued ownership thereof.**
  - (2) **Thus in addition to all Regulations I would strongly caution to any present or future owner trying to do:(1) Especially major *structural changes*: (2) Any structural additions at all to this property at ‘9 Wedderburn Road’.**
  - (3) **The extensions you propose will further destabilise and further weaken the ground that in previous years already collapsed.**
  - (4) **The steep gradient of the slope at this property is a further important contra-indication for any further buildings or extensions-to-buildings at or on ‘9 Wedderburn’.**

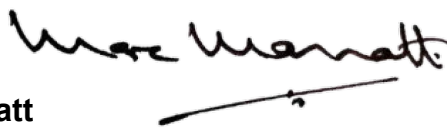


- (5) This Conservation Area and its Regulations prohibits any further buildings-extensions. Very exceptional circumstances do not apply to your “9 Wedderburn” flat.
- (6) This especially for: (i) Listed Buildings: (ii) Subject to the numerous Regulations in this Conservation Area: (iii) And especially those that have already had to be underpinned such as your flat “9 Wedderburn”;
- (7) Whilst keeping in mind that all of this affects: (i) Me-Marc Mannatt owner of “9B Wedderburn” and: (ii) Constantinos Herodotou owner of “9A Wedderburn” and: (iii) yourselves Swann Maizil + A. Amanou of “9 Wedderburn” and: (iv) The Buildings’ Insurers both present and future.
- (8) 9B + 9A + 9 Wedderburn: (i) Are Grade II Listed Buildings and: (ii) In this Heritage-Conservation Area and: (iii) Your hoped-for extension is extensively structural:
- (9) In all things including buildings there is a “strategic threshold” that once crossed cannot be re-instated as it takes all with it to destruction.
- (10) When this happens: (i) the Insurers will walk-away from liability and: (ii) You Swann (Maisel) and your wife A. Amanou (with respect) will be liable for many millions of £s.
- (11) This **Freehold** and all 3 Leases namely 9B’s Lease + 9A’s Lease + 9’s Lease registered at UK Land Registry confirm that ALL the ground-land to both the front and back of 9B-9A-9 Wedderburn is owned by us 3 owners jointly and severally.
- (12) **Said Freehold land cannot be built on and is not for sale.**
- (13) Thus for example all bin areas and walk-ways are also owned and used jointly and severally.
- (14) I-Marc and/or Constantinos can if we want apply to insert a door and metal stairwell (temporary structure) leading from the 9B-9A stairwell to the garden and use the garden but to date have not done so.
- (15) UK Land Registry Records confirm unequivocally that I-Marc Mannatt + Constantinos Herodotou + you-Swann Maizil-M- Amanou **jointly and severally** own ALL LAND at 9B Wedderburn + 9A Wedderburn + 9 Wedderburn.
- (16) **Attached**: OCE - **Freehold 9 Wedderburn** - M. Mannatt + C. Herodotou + V. Coral (now S. Maizil + M. Amanou). **All Ground / Land** is clearly marked as the FREEHOLD. Note that **all 3 Flats and the Land is referred to as “9 Wedderburn Road as a whole”**. Your “Flat 9 Wedderburn Road” must not be confused with the “Freehold 9 Wedderburn Road”.

**“[1] (17.05.1972) THE FREEHOLD LAND SHOWN EDGED WITH RED ON THE PLAN OF THE ABOVE TITLE FILED AT THE REGISTRY AND BEING 9 WEDDERBURN ROAD, LONDON (NW3 5QS)”** Caps added.

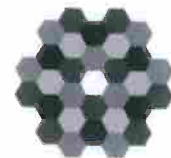
- (17) **[1] (17.05.1972) Attached:** 131-001-LBC01 - Site Location Plan extracted from Camden County Council webpage today. This site-plan refers to “**9 Wedderburn as a whole**’ namely the **FREEHOLD**”. **Not your individual Flat.**
- (18) Did your lawyers make this clear to you prior to your and your wife’s purchase of your ground-lower-ground flat known as ‘Flat 9 Wedderburn Road’?
- (19) If not:- why not?
- (20) You need to take this up with your lawyer(s):
- (21) Did V. Coral and/or her lawyer make this clear to you and your wife Maissa prior to your and your wife’s purchase of your ground-lower-ground flat?
- (22) If not:- why not?
- (23) You need to take this up with V. Coral and her lawyer:
- (24) I clearly in writing notified V. Coral via her lawyer of the above before she sold ‘Flat 9’ to you and your wife.
- (25) Should you need Written Proof of my notifying V. Coral and her lawyer thereof I will let you have a copy thereof upon request.
- (26) Note:- One of the diagrams attached to the Leasehold of ‘Flat 9’ is incorrect. This is proven by the attached Freehold document.
- (27) You might be entitled to a substantial refund of the monies you and your wife paid for the flat known as ‘9 Wedderburn’.
- (28) Had you known that all **land** at these 3 flats as unequivocally for many years Proven by Land Registry UK Records is jointly and severally owned by all 3 owners would you have bought your flat ‘9 Wedderburn’?
- (29) This **joint and several ownership** and use of **all land** at 9B Wedderburn-9A Wedderburn-9 Wedderburn is the reason why I have never bought the ground-lower-ground flat called ‘9 Wedderburn’ that I often could have.

Regards



**Marc Mannatt**

Leaseholder of Flat 9B, Wedderburn Road, Hampstead, London, NW3 5QS and Co-Freeholder of 9 Wedderburn Road



# Official copy of register of title

Title number NGL371065

Edition date 26.01.2010

- This official copy shows the entries on the register of title on 18 SEP 2020 at 15:43:57.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 18 Sep 2020.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

## A: Property Register

This register describes the land and estate comprised in the title.

CAMDEN

- 1 (17.05.1972) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 9 Wedderburn Road, London (NW3 5QS).

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (26.01.2010) PROPRIETOR: DR MARC MANNATT, VICKY ELIZABETH CORAL and CONSTANTINOS HERODOTOU of 9 Wedderburn Road, London NW3 5QS.
- 2 (26.07.2005) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 1 May 1972 made between (1) Church Commissioners for England (Commissioners) and (2) Lithors Investments Limited (Purchasers):-

"EXCEPT AND RESERVING unto the commissioners and their successors:-

(a) The free flow of water and soil and other services from and to any adjoining land and premises belonging to the Commissioners through any sewers drains watercourses pipes wires cables conduits now existing in or under the said premises or substituted therefor by the Purchaser.

(b) Full and free right and liberty without obtaining the consent of

## C: Charges Register continued

or making any compensation to the Purchaser or other the owner or owners occupier or occupiers for the time being of the said premises to deal in any manner whatsoever with any of the land and premises belonging to the Commissioenrs adjoining opposite or near to the said premises and to erect and maintain or suffer to be erected or maintained on such adjoining opposite or neighbouring land and premises any buildings whatsoever whether such building shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the said premises or any buildings for the time being thereon."

- 2 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.  
The leases grant and reserve easements as therein mentioned.

### Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	06.06.1985	Second and Third Floor Flat B	07.05.1985 125 years from 29.9.1984	NGL527220
2	07.08.2002	Lower Ground and Ground Floor Flat and Garden Ground	11.07.2002 999 years from 1.1.2002	NGL811988
3	01.10.2002	First Floor Flat	11.07.2002 999 years from 1.1.2002	NGL813870

End of register

**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 18 September 2020 shows the state of this title plan on 18 September 2020 at 15:43:57. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Croydon Office .

# HM Land Registry

Official copy of  
title plan

Title number **NGL371065**  
Ordnance Survey map reference **TQ2685SE**  
Scale **1:1250**  
Administrative area **Camden**

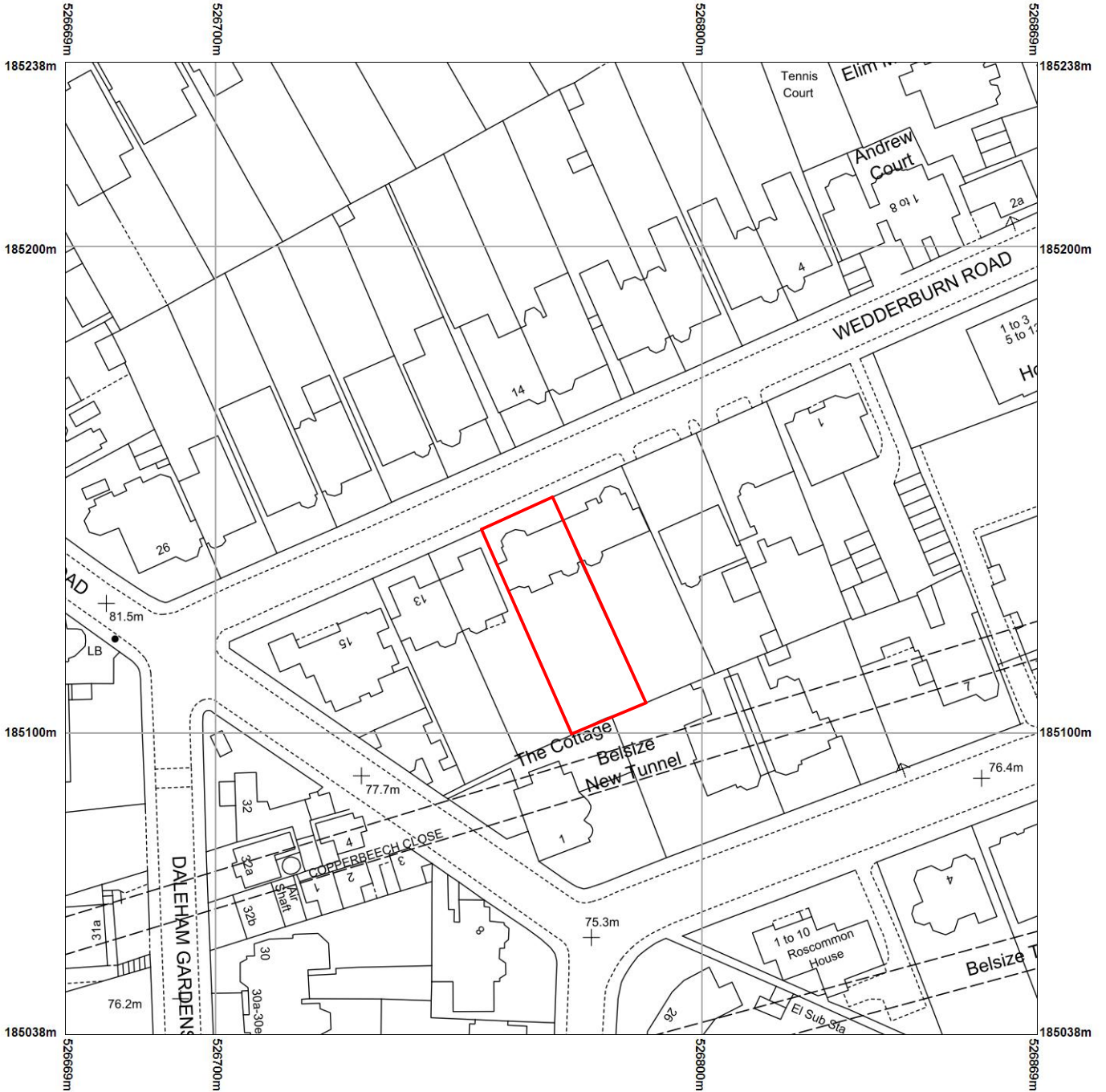


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The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



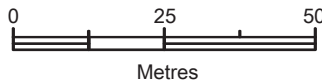
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The representation of features as lines is no evidence of a property boundary.

Scale 1:1250



Supplied by: Getmapping  
Centre coordinates: 526769 , 185138  
OS License Number: 100030848

project <b>131</b> 9 Wedderburn Road	site address <b>9 Wedderburn Road</b> London NW3	client <b>Private Client</b>	drawing title <b>Location Plan</b>
drawing no. revision <b>131_001_LBC01</b>	date <b>03.10.2023.</b>	designed / drawn by <b>4H Architecture</b> <b>07515772458</b> <b>info@4harchitecture.co.uk</b>	scale



<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2023/4548/L	Richard Simpson for Regent's Park CAAC	08/03/2024 18:35:12	NOBJ	<p>ADVICE from The Regent's Park Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT</p> <p>4 March 2024</p> <p>2023/4548/L 9 St Katharine's Precinct London NW1 4HH</p> <p>We have no objection to the proposal, but we advise that it would be more appropriate to the Listed Building to use the existing flue to vent the boiler through the original flue and chimney pot.</p> <p>We are concerned about sustainability: an electric boiler or heat-pumps should be considered in place of a gas-fired boiler.</p> <p>Richard Simpson FSA Chair</p>

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