

We wish to object to planning Application Number 2024/4207/P (2nd Floor Flat 48 Mazenod Avenue London Camden NW6 4LR).

Despite the fact that we had objected to the previous planning application (2024/1046/P), we only got to find about this second application via a notice attached to a lamppost on the road. You should note that the closing date for responses given on that sign was ambiguous, stating "Monday 26th October". Given that the 26th is a Saturday, not a working day, we assume that the correct date must be meant to be Monday 28th October.

We object to the planning application on the following grounds:

1. Services

We are concerned that the addition of three extra bathrooms will have a detrimental effect and lead to problems given the existing plumbing and drainage services. All three flats at 48 Mazenod Avenue are reliant on the one water pipe which enters underneath the ground floor flat and then runs up at the back of the building. The water supplies for each flat have not been separated and still run for the most part along antiquated pipes. In these circumstances, it seems unwise to put further pressure on the water supply by creating an additional three bathrooms on the top floor. Moreover, all the waste water from the three flats proceeds down the back of the building and under the property towards the road. Over the years there have been frequent blockages in the drains, both underneath the building and at various points along the drain running underneath the rear terrace. Increasing the amount of waste water coming down from the top flat will inevitably put further strain on the drains with consequent blockages. As well as being a problem in itself, the bother and unpleasantness of having to deal with these, as well as the danger of flooding, falls on the occupants of the ground floor flat. The services are just not designed to sustain the increased usage consequent upon cramming more accommodation at the top of the house.

2. Subsidence

48 Mazenod Avenue has been subject to problems with subsidence in the past, along both axes (i.e. both towards the adjoining properties left and right and, more seriously, with the back half of the building inclining towards the garden, away from the road). Rather rudimentary work was undertaken by the freeholder some years ago in an attempt to remedy this. However, we are not convinced this was sufficiently reliable or long-lasting (the contractors failed to facilitate an inspection of the work before filling in with concrete). As a result, it would seem very imprudent to put further weight on the edifice and risk provoking renewed problems with subsidence and cracking.

3. Amenity

The expansion of the top floor flat is very likely to lead to a degradation of amenity for the occupants of the ground floor flat, with yet more people making their way, not always quietly, up and down the stairs and having to open and close the noisy front door. The application talks about "family living" but for over twenty five years the property has been let to shared households, and the proposed new layout lends itself to continued use by shared households.

The proposed development involves a number of not insignificant negative externalities, ignored by the owners in their search for financial gain.

Meade McCloughan and Vivien Gambling
Ground Floor Flat, 48 Mazenod Avenue, NW6 4LR