

Dear Camden Planning Team,

We are writing to provide our comments on the recently registered application 2024/5798/P for the site at Flat 1st and 2nd Floor, 216a West End Lane, London, Camden, NW6 1UX.

1. **Incorrect Labelling of Property:** The document '216 West End Lane Block.pdf' incorrectly labels our property as their refuse area. This is our private courtyard and front door, the only access to our property.
2. **Waste Collection:** This is a private mews style street, and all refuse must stay within their property boundary and be taken to Fawley Road at the corner of West End Lane for collection. There are no refuse areas on the private road, and Camden Council does not collect from it. The application incorrectly states how waste is managed.
3. **Heritage Statement Errors:** The heritage statement incorrectly refers to the private road as a 'drive' and states there is a refuse area: "3.8. For refuse and recycling, the occupants will continue to use the existing facilities at the rear." This is inaccurate.
4. **Overlooking and Light Blocking / Impact on Camden Conservation Area:** The new level/windows are a concern, which will overlook and may block light to our property and garden. Please note we had to adjust our scheme preventing 'harm neighbouring amenities through loss of outlook, privacy, and possibly light' (2021/3261/PRE). We request a lighting/overlooking study to assess these issues.
5. **Bicycle Store:** The application mentions a 6-person bicycle store, but its location is not stated within their property boundary. Vehicles on this narrow mews already cause significant access issues for residents, blocking and routinely causing damage to private property and should not be permitted.

We appreciate your attention to these matters and look forward to your response.