

[REDACTED]

---

**From:** Roger Moran [REDACTED]  
**Sent:** 05 May 2025 13:45  
**To:** Planning  
**Subject:** Objection to Planning Application 2025/0984/P for 50A Haverstock Hill NW3 2BH

[REDACTED]

Hello Camden Planning Team,

I wish to comment on the Planning Application 2025/0984/P for 50A Haverstock Hill London NW3 2BH lodged on 01-Apr-2025.

[1] The 'existing plans' as submitted are misleading. They show two bedrooms, a lounge and a kitchen on the 1<sup>st</sup> floor and again on the 2<sup>nd</sup> floor. This could give the impression that the 1<sup>st</sup> floor is a single flat, and similarly the second floor, whereas in reality the 1<sup>st</sup> and 2<sup>nd</sup> floors contain two bedsits each which were converted several years ago without approved planning permission. Although the current planning application does not appear to impact the 1<sup>st</sup> and 2<sup>nd</sup> floors, I am concerned that there is a persistent and continued attempt to disguise the true nature of the living accommodation at the property. This was a factor in the refusal for a previous planning application in 2021/4063/P.

[2] The proposed plans are incompatible with Policy D6 (Housing quality and standards) of the London Plan 2021 as they will further reduce the already inadequate communal amenity area at the rear of property.

[3] The application claims that the biodiversity net gain requirement does not apply to the development because it is a 'self-build and custom build development'. But 'Self-build and custom housebuilding' means the building or completion by:

- (a) individuals,
- (b) associations of individuals, or
- (c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.

None of these criteria appear to apply in this situation as the freehold property is wholly owned by a commercial property firm 'F H PROPERTY INVESTMENTS LIMITED' where one of the company directors, Ahron Halpern has submitted the planning application acting as an agent. None of the individual occupying the flats have anything to do with the planning application.

Kind regards

Roger Moran, 193B Prince of Wales Road, London NW5 3QB