

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1816/P	Frances Madders	18 Busby Place London NW5 2SR	13/05/2025 22:18:02	OBJNOT	<p>I have lived at no. 18 Busby Place with my husband and two children since 2013. The main reason for my objection to the current planning application (2025/1816/P) for a change of use of no.20 Busby Place from a single family dwelling house to a large 9-bedroom HMO is loss of residential amenity.</p> <p>The current owner acquired the property in 2019 and began to use it informally as an unlicensed HMO. Rooms were let out individually with up to 13 permanent residents. In addition to the bedrooms, the property provides 180sqm of communal space at basement and sub-basement level plus a large paved external yard space of around 80sqm accessed directly from the basement and sub-basement levels. On numerous occasions there were very large gatherings of visitors for parties. The residents used the large basement spaces like a nightclub with large groups of people spilling out into the external areas at the front and rear of the property. To give an indication of the scale of the gatherings, on 31st December 2020, at the height of lockdown, police attended to attempt to shut down a party attended by 150-200 people. There have been numerous other parties attended by large numbers of people that have run beyond 4 or 5am. The noise made by these crowds of people gathered in close proximity to the bedroom windows of my house have led to many sleepless nights for me and my family. Along with other neighbours, I have directly asked people to keep the noise down, left messages with the Council's nuisance noise helpline and with Euston Properties Ltd, the managing agent, all to no avail.</p> <p>Following the dismissal of the 2024 appeal, the proposals have been amended to remove the two habitable bedrooms that were proposed at basement level in the refused application. The Inspector upheld the decision that these fail to provide acceptable living conditions for occupants in terms of outlook. As a result, the current proposal restores the entire basement as communal space totalling 180sqm. The applicant states that this will be used as a TV/cinema room, gym and flexible co-working space. It is highly unlikely that the applicant will equip and manage these spaces according to these stated functions for the benefit of 9 HMO occupants. Neither can the basement conceivably be made attractive as a co-working space given the lack of natural light - paragraph 19 of the inspector's decision letter confirms that this sub-basement area would not be considered a living area. It is far more likely that the new occupants would resume the practice of using the large communal space to host very large night-time gatherings. AMS Housing have submitted a single page Management Plan in support of the application stating that 24-hour support is available to handle any issues or concerns raised by occupants, visitors, or neighbours. It states, "We have developed and now maintain excellent relationships with all surrounding neighbours, which helps ensure peaceful coexistence and supports future planning and licensing applications".</p> <p>This statement is completely false. No attempt has been made by the applicant to establish or maintain any relationship with my household. I received no response to previous messages left with the managing agent regarding noise and disturbance. Last month I spoke to the agent when I saw them at the property to ask that we discuss joint action on overdue maintenance to the rear fence on our shared boundary. They said the owner would be in touch but I have had no response.</p> <p>The informal use of the property to date as an unlicensed HMO has demonstrated a failure to comply with Policy A1 of the Local Plan that seeks to protect the quality of life of occupiers and neighbours ensuring that proposals will not cause unacceptable harm to amenity. The property in its proposed configuration is unmanageable as an HMO due to the disproportionate amount of</p>

Application N	Consultees Name	Recipient Address	Received	Comment	Response
					communal floorspace. The Management Plan submitted with the application is inaccurate and provides no evidence of any effective measures in place to monitor and control anti-social behaviour or ensure that there are no unacceptable impacts on neighbours. In fact the reverse is true; the applicant has a track record of failing to monitor and control the impact of the occupants on neighbours when operating the property informally as an unlicensed HMO.

---