

Mr. David Peres Da Costa
Urban Planner, Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 8ND

Date: 20 February 2014
Reference: 2013/8275/P – Land adjoining 148 Fellows Road

Dear Mr. Peres Da Costa,

I want to object to the above proposed development, which would be much larger than that already agreed. The application seems to mask the real affect that the oversized building would have on the immediate area, which would nearly reach to the edges of adjacent gardens, bringing with it noise, light pollution, obscured view and loss of privacy.

It seems a large factor in seeking to expand the agreed building is unhappiness with the internal layout. This dissatisfaction should not be solved at the expense of public amenity and imposition upon near neighbours.

Even more disheartening is how the garden area promised in the agreed plan has been factored out. This green area was a small compensation for having ripped out the several trees, many with TPOs, which formed a canopy replete with wildlife. The site is now stripped bare, and the prospect of the promised green area had offered a crumb of comfort.

The agreed plan was intended to recede, in order to retain the historic space between the Victorian houses. This enlarged building would not only impose itself with even more extended bulk that would occupy much of the site, but it would now cannibalise its own garden.

I reported that construction of an enlarged building has already started without permission. Angela Ryan informed me that the Danny Joy from CSSolutions "conveyed that the wall was built in error" (see copy of email below). The scale of the so-called "mistake" (quickly followed by the new application) seems indicative of the developers' methods and gives me great cause for concern.

I urge you to reject this application.

Sincerely,

Catsou Roberts
22C Winchester Road
London NW3 3NT



[REDACTED]

From: Rob Feldmann [REDACTED]
Sent: 24 February 2014 08:11
To: Planning
Subject: App Ref 2013/8275/P Land adjoining Fellows Road [REDACTED]

Categories: [REDACTED]

Dear Mr. Peres Da Costa,

Please take this email as a most strenuous objection to the above planning application. It comes in this email form, rather than more formal correspondence, as I understand that the deadline for comments is about to pass today and I am anxious not to miss the opportunity to object.

I and my family live at [26 Winchester Road, NW3 3NT](#), a property that backs on to the said development. We are owner / occupiers of the second floor and up of the property and will thus be directly affected by the loss of light and all aspects that will come from this development. We are also being impacted more fundamentally in that, since the development began, we have begun to notice structural movements in the property. I will in due course be writing to you more fully about this aspect, which may well entail a claim for damages against the developers.

My immediate concern is to register a strong objection to the further application for planning permission, and indeed to the continuation of the development that has already begun, which, in its further planning application, appears to be proceeding by stealth. The proposed development will fundamentally change the character of the area and will have a damaging impact on all off the adjoining properties.

Yours sincerely,

Rob Feldmann

[26 Winchester Road](#)

[London NW3 3NT](#)

Rob Feldmann
CEO BrandAlley UK
[REDACTED]

[REDACTED]

From: Daniel Bethlehem [REDACTED]
Sent: 23 February 2014 17:55
To: Planning
Subject: App Ref 2013/8275/P Land adjoining Fellows Road

Categories: [REDACTED]

Dear Mr. Peres Da Costa

I understand that you are the appropriate recipient of objections to the above-referenced application for (further) planning permission. Please take this email as a most strenuous objection to the application. It comes in this email form, rather than more formal correspondence, as I understand that the deadline for comments is about to pass and I am anxious not to miss the opportunity to object.

I and my family live at 26A Winchester Road, NW3 3NT, a property that backs on to the said development. We are owner / occupiers of the ground and first floors of the property and will thus be directly affected by the loss of light and aspect that will come from this development. We are also being impacted more fundamentally in that, since the development began, we have begun to notice heaving in our garden adjoining the development and other structural movement in our property. I will in due course be writing to you more fully about this aspect, which may well entail a claim for damages against the developers in due course.

My immediate concern is to register my strong objection to the further application for planning permission, and indeed to the continuation of the development that has already begun, which, in its further planning application, appears to be proceeding by stealth. The proposed development will fundamentally change the character of the area and will have a damaging impact on all off the adjoining properties.

Yours sincerely,

Daniel Bethlehem

26A Winchester Road

London NW3 3NT

Sir Daniel Bethlehem QC

[REDACTED]

From: David Mak [REDACTED]
Sent: 24 February 2014 11:36
To: Planning
Cc: [REDACTED]
Subject: App Ref 2013/8275/P Land adjoining Fellows Road- Comments
Attachments: Fellows Road Consultation Response .pdf
Categories: [REDACTED]

Dear Sir

Attached is my objection letter regarding application Ref 2013/8275/P.

Best regards
David Mak

David Mak
22 Winchester Road
Belsize Park London NW3 3NT

24 February 2014

Mr. David Peres Da Costa
Urban Planner
Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street London WC1H 8ND

Dear Mr. Peres Da Costa

Reference: 2013/8275/P – Land adjoining 148 Fellows Road

I object to the above application on the following grounds:

- The proposed changes result in a substantial extension and new above ground structure in close proximity to neighbouring homes in the middle of the green gap between Eton, Winchester and Fellows Roads.
- There is no valid justification for this extension and new above ground structure. It is completely contrary to the green gap in the current conservation area and the basis on which the prior plans were approved.
- The asserted justification by the applicant is that the prior planned internal layout of the structure was not well designed and additional space is required. There is ample space in the prior approved plans, which includes a pool, gym and cinema. Surely the substantial internal space allocated to these areas should be reconsidered by the applicant rather than proposing an extension and a new above ground structure.
- The impact of the extension and new above ground structure in such close proximity to neighbouring homes will be a loss of privacy and loss of light for the neighbouring homes caused by structures completely contrary to the green gap in the current conservation area.
- Of significant and urgent concern is that building work is already underway on the basis of the newly submitted application. Instructions must be issued and enforced to ensure that work ceases immediately and all work constructed on site that is contrary to the prior approved plan be removed immediately.

Yours sincerely

David Mak