

Dike, Darlene

From: [REDACTED]
Sent: 24 October 2013 15:18
To: Planning
Subject: Planning ref 2013/5693/P
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From: [REDACTED]
Date: 23/10/2013 5:10 PM (GMT+00:00)
To: [REDACTED]
Cc: [REDACTED]
Subject: For Planning Office in London -

This is for the attention of Mr Carlos Martin, Planning Officer, Camden Town

reference: 2013/5693/P
extension and conversion of garage door by 236 D Finchley road, NW3 6DJ
address: 236 D Finchley Road, NW3 6DJ

Dear Mr Martin,

I strongly object to this proposal.

[REDACTED]
[REDACTED] The proposal directly affects me in all aspects, and my concerns need to be addressed before a permission is considered.

The rear extension will almost double the size of the existing bedroom extension (by a further 3 metres according to Flat D proposal) and will cover almost 50% if not more of [REDACTED] garden on one side by construction infringing [REDACTED] sunlight and intrusively breaking up further privacy. [REDACTED] Once this flat is given permission to go so much further into the garden -- what is to stop every other flat on this section applying for similar applications to construct further into their gardens?

The proposed change to the nature of the garage into a habitable room will affect the different utilities and drainage pipes (water, electricity, gas, and drains) [REDACTED]

It is important to understand that all flats together constitute a building that was built in 1910 as a single consolidated house; so there is interdependence in terms of utilities as these come from ground and move upwards. Lease Agreements of all the flats lay down specific obligations and

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responsibilities of all flats to protect these old utility structures.

Garage & Storage Area beneath [REDACTED] now both belong to Flat-D, unfortunately the floor [REDACTED] constitutes the ceiling of Garage & Basement Storage and there is no "intermediate space" for Utilities between [REDACTED] flat floor and the ceiling of Garage/Storage Basement below. (as these are only one structure)

Most Utilities/pipes are attached to the ceilings below. Before any building plan is considered for approval it needs to be examined that how Flat-D proposes to ensure the safety of these old utility structures. Flat -D may need to create an "Intermediate Space" between the floor [REDACTED] and ceiling of the new habitat for the Utilities, their passage and access for any emergency or repairs. This will then involve further digging down to provide for the proper Head Room for the new habitat. This digging down plan will need careful scrutiny given the building structure above and risks to its stability.

Every flat in this building is occupied by tenants currently and already a huge mess is constantly created in front of the house as tenants do not place their rubbish inside the ample number of bins that have been provided. Any further constructed areas will aggravate the issue since then the flat owner will be tempted to have even larger families renting the flat. Since he does not live there he has no control over what the tenants do.

It is submitted that these concerns need to be examined by experts in a professional capacity to understand how Flat-D (seeking to change an old building structure and its relations of inter-dependence) plans to address the issues that will arise; what safeguards will be provided and who will maintain due diligence to ensure that any commitments being offered and agreed will be implemented?

Expecting your careful site examination of the building and looking forward to discuss this professionally.

