

Comments Form

Name PHILIP ANDREA

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Telephone number [REDACTED]

Planning application number 2014/5518/P

Planning application address CHALK FARM STUDIOS 10A BELMONT ST NW1 8HH

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

PLEASE SEE ATTACHED.

Thanks.

Planning Application No 2014/5518/P
Chalk Farm Studios, 10 A Belmont St, NW1 8HH

Objection by Philip Andrea on behalf of Charlie Properties Limited, adjoining owner

Charlie Properties Limited (of which I am a Director) is the owner of the immediately adjacent property at 8a and 8b Belmont Street, which is an industrial building. Each of the doors proposed in the above planning application opens directly onto land owned by Charlie Properties and the balconies project over land owned by Charlie Properties:

- Both the doors opening onto ground floor (street) level open onto the delivery yard owned by Charlie Properties
- The doors opening onto the flat roof at 1st floor level open onto the flat roof owned by Charlie Properties

In each case, the proposed doors were formerly windows from which no pedestrian egress was possible. No permission has been given by Charlie Properties for any of these doors or balconies.

Objection to 1st floor doors opening onto roof

The applicant's original proposal to us was to turn our flat roof area into a smoking area/terrace for use by the adjoining rooms. We refused as the roof is not suitable for walking on. Also, people smoking and throwing their cigarettes down would constitute a fire hazard for the adjoining restaurant (that we also own). They installed the doors anyway and secretly proceeded to fence in our flat roof for their use. This is the subject of ongoing legal proceedings.

There is absolutely no need for doors to be installed at this level unless it is to encourage access to the roof. The addition of Juliette balconies (a) may not constitute a sufficient discouragement to people from climbing out onto the roof and (b) are likely to be removed in time which would allow free access onto the roof.

We are applying for an Order from Court that the Juliette balconies are removed (as well as the fencing around the flat roof). We are confident of obtaining summary judgment in this respect. Consequently, the applicant will be left in a position where the balconies are removed, but the doors will remain (if permission is granted) with nothing to prevent people walking out onto our roof.

The roof is not suitable for walking on and there is no other purpose in having doors opening onto that roof. As owners of that roof, we object to such unsafe usage of our property and object to the council granting permission for what would be an unlawful use of that roof.

Objection to doors opening onto the yard

The yard constitutes a delivery route to the buildings at the end of it. While some pedestrian traffic to and from our building is to be expected (and the applicant's building has a fire escape route across this yard), to install new doors opening at the points indicated will increase pedestrian traffic to a level which might interfere with vehicular traffic and which could be dangerous. The applicant does not, in any event, have any lawful right for such usage of our yard.

There is only one purpose to these doors which is to allow pedestrian traffic in and out.

Installation of Juliette Balconies

These balconies oversail our land, according to our expert surveyor, projecting 15 centimetres over our property. Obviously, we have no wish to have our property oversailed in this way. As noted above. We do not wish to have the Council grant permission for balconies which are unlawful and which in all likelihood will have to be removed.

If you need any further information about the issues raised above, please let me know.