

Davies, Fiona

From: Keith Lipman <keith.lipman@gmail.com>
Sent: 28 October 2014 13:29
To: Nelson, Olivier
Cc: Spinella, Gio; Baillie, Siobhan (Councillor)
Subject: Applcations for April House, 45 Maresfield Gardens, NW3

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Dear Mr Nelson

I am writing regarding the various planning applications at April House, 45 Maresfield Gardens.

The works seem to have been carried out without paying attention to the permissions granted by your office, and I hope you take a dim view of this. Little preventative action seems to have been done, and I understand that there is some evidence of games by the developer in 'preparing' the site prior to visits by your officers. My interpretation is that the developer and owner is assuming that Camden will not react to their contraventions, and I hope you will prove them wrong.

[2014/5724/P](#) and [2014/5725/P](#)

The proposals to excavate under no. 45 are not acceptable. The original application enlarged the garden level of the house. These new works appear to have excavated backwards towards the road, which is in effect a basement. It should therefore be viewed as a basement which has been dug without consent.

[2014/1956/P](#)

Extension at second floor level.

I live in the property directly opposite. The gap between April House and the Danish YWCA is an integral part of the street architecture and appearance, because it allows sunlight through and a view of the trees (which they wish to chop down in [2014/6612/T](#)) If this extension were to be permitted, there would be practically no visible gap, which will change the appearance of the street.

Furthermore, this will block light to the window of the Danish YWCA on their side wall.

Again, I suspect that the creep of this project has continued because no firm action has happened. The owners of Flat 1, and Flat 2, have therefore assumed a benevolent regulatory environment while they have built contrary to the planning application and taken the chance of additional applications.

I wonder, back when permission was originally granted for the April House development, perhaps 25 years ago, were any conditions put on the property to ensure that the gap between numbers 43 and 45 was not closed down to zero?

Please close this down.

I would hope that the inspectorate will view retrospective applications in a dim light, and seek to bring any development back to how the permission was granted. Any deviation should be discussed prior to the works being carried out; to do otherwise is surely an insult to the planning department.

I hope that the Planning Department will refuse these applications and take some drastic enforcement action on the works to return it to its original condition. If not the residents in our area will have much to fear.

Yours sincerely

Keith Lipman

50 Maresfield Gardens

