

Dugald Gonsal OBE, CEng, MRI, MICE
Chartered Engineer

95B Parkhill Road,
London NW3 2XY

21 January 2015

BY RECORDED DELIVERY

Clerk of the Development Control Committee
London Borough of Camden
Committee Services
Town Hall
Judd Street
London **WC1H 9JE**

E-mail: DC@camden.gov.uk

Dear Clerk of the Development Control Committee,

Proposed Development
32 Lawn Road London NW3 2XU and Fleet Community Centre NW3 2QL

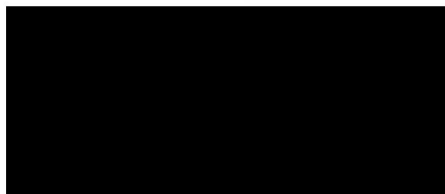
I understand that the Development Control Committee will, in the immediate future, be considering an Application(s) for the development of the above property.

You may be aware that until relatively recently this property was owned by Camden Council and during the period of ownership two "prescriptive rights of way" have been established across the site i.e., at the front and rear of the "Fleet Community Centre" (see also attached letter dated 2 January 2015 to the Chief Executive and copied to the Director of Environment).

I have examined the plans and cross sections of the proposals by the new owners during various public exhibitions and observed that no provision has been made to deal with these "prescriptive rights of way". Indeed, when I raised the matter at public meetings at which the new owners representatives and Council Officers were present the question was simply ignored.

I trust that you will bring this matter to the attention of the Committee when it is considering planning applications by the new owners (Fairview Homes).

Yours Sincerely,



Dugald Gonsal

Disclosed Copies:

1. Chief Executive
2. Director of Environment,
London Borough of Camden
3. Cllr. Theo Blackwell
4. Cllr Lorraine Revah
5. Cllr M. McCormack

Dugald Gonsal OBE, CEng, MRI, MICE
Chartered Engineer

95B Parkhill Road,
London NW3 2XY

em:
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02 January 2015

BY RECORDED DELIVERY

Chief Executive
London Borough of Camden
Camden Town Hall
Judd Street
London, WC1H 9JE

Dear Chief Executive

**Proposed Development
32 Lawn Road London NW3 2XU and Fleet Community Centre NW3 2QL**

Officers of the Council and some elected Members may, no doubt, be aware that well before the above properties were sold by the Council to private developers last year there were two unfettered rights of way across the site that were in regular daily use by many local people on foot for well over 20-30 years before the property was sold. One of the routes is still in regular use whilst the other seems to have been recently "closed off" by the "new" owners¹.

I raised the issue of "prescriptive rights of way" that have been established over this site at meetings arranged by the "new" owners and at which Council Officers and Elected Members were present but nothing was said in reply (i.e., the question was ignored) at the meetings and the discussions then quickly moved on to other issues.

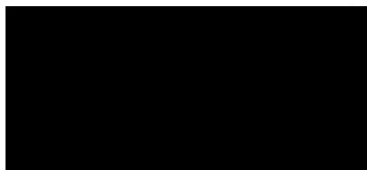
I think that the time has now come for me to raise this matter formally with you as I understand that the Council is imminently due to decide on a Planning Application submitted by the "new" owners of the site. As far as I am aware the Planning Application does not appear to have taken into consideration the matter of prescriptive rights of way.

I am writing to ask you for confirmation that the Council has considered the matter of "prescriptive rights" across this site and, following legal advice, have concluded that they do not exist: if that is not the case what is the Council's position in this matter?

I hope you will agree that it would avoid unnecessary delays and/or detract from other important local issues if this matter of prescriptive rights can be clarified and resolved now.

I would be grateful for your early response to this letter.

Yours faithfully



Dugald Gonsal.

Disclosed Copies:

1. Director of Environment,
London Borough of Camden
2. Cllr. Theo Blackwell
3. Cllr Lorraine Revah
4. Cllr M. McCormack

¹ I note that Land Registry documents purchased today still show that the Council owns the site

*The Upholsterers Studio Ltd
Units 6 & 7
32 Lawn Road
London
NW3 2XU*

Our Ref: PS/SB

Mr. Jonathan Markwell
Principal Planning Officer
Regeneration and Planning, Culture and Environmental
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8NJ

December 5, 2014

Dear Sirs,

**PLANNING REFERENCE NUMBER: 2014/6903/NEW
THE UPHOLSTERERS STUDIO LTD, UNITS 6 & 7, 32 LAWN ROAD/FLEET ROAD,
GOSPEL OAK, NW3 2XU**

We have been tenants of two business units at 32 Lawn Road since 1995 and we write with regard to the proposed development by Fairview New Homes Limited.

As you are aware Camden Council marketed the site for redevelopment as a new build flatted development as the site lends itself extremely well for housing.

The existing building which was initially built for light industrial has, in our opinion, outlived its usefulness and were a commercial rent be applied to the units and bearing in mind the value of the site, no small business would be able to pay a sensible rent.

We have relocated ourselves to new affordable space and the other remaining occupier is doing exactly the same. As from 20 January 2015, the building will be vacant.

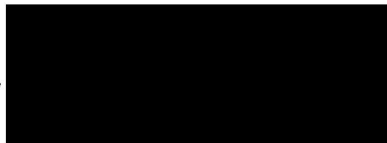
We have looked at the new scheme and are of the view that Fairview, through their architects, has designed a building which will fit well into its surroundings.

The existing buildings at 32 Lawn Road has never been anything other than an eye sore and has been poorly maintained by the Council, primarily due to the lack of funds available to be spent on the building and for many years, with particular reference to the flat roof, became a regular venue for young people to occupy it and behave in an anti-social manner.

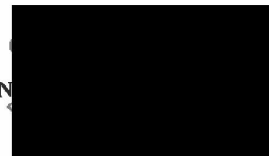
Therefore, the demolition of this building and replacing it with the Fairview scheme, can, in our opinion, do nothing other than enhance the area for the people living in the surrounding buildings, those who will follow into the new development and the public realm.

Yours faithfully.

PHILIP STEMPE



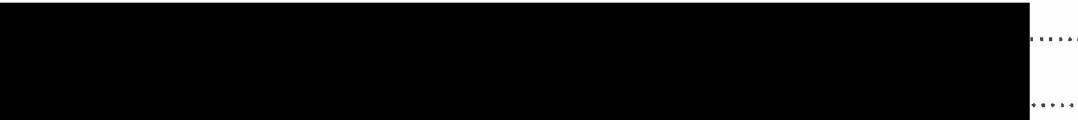
SIMON BUNYAN



Comments Form

Name... MUSTAQ MIAH.....

Address... 96 UPPER PARK ROAD.....



Planning application number... 2014/6903/P.....

Planning application address... 32 LAWN ROAD, LONDON NW3 7XU.....

I support the application (please state reasons below)



I object to the application (please state reasons below)



Your comments

This proposed build will be a massive detriment to me and my families life. we live in such close proximity to the proposed build that we will endure a horrendous 2/3 years of demolition and building works. we will then have loss of sunlight and daylight in our house as the huge 7 story building will block out sunlight. My mother is a stroke survivor and is paralysed. This build will effect her mental state and the loss of sleep due to building works and lorries and machinery making noise will definitely effect her mental state. The increase in local population will effect parking, local school places, waste disposal services. Also the current planning proposal has balconies will overlook my front garden and into my living room windows resulting in loss of privacy. Despite meeting with them on several occasions to

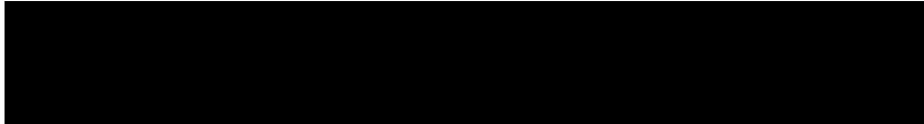
ask for them to change the designs, they did not.
Please continue on extra sheets if you wish

PSO

Comments Form

Name.....*GAD + RUTH HEUMAN*.....

Address.....*26 LAWN ROAD NW3 2XR*.....



Planning application number.....*2014/6903/P*.....

Planning application address.....*32 LAWN ROAD NW3 2XU*.....

I support the application (please state reasons below)



I object to the application (please state reasons below)



Your comments

Planning Application 2014/6903/P

We object to the scale of this planning application. It would bring another tall building into this area, which has seen two new large blocks of flats built by the Royal Free in the last ten years. It would bring at least 175 new residents into an area where the schools are full and parking is already difficult.

We were originally told that several terraced houses were to be built on this site, which was perfectly acceptable. The latest proposal will bring overcrowding and a strain on services.

Please continue on extra sheets if you wish

Comments Form

Name.....Tasira Begum.....

Address.....⁸⁶~~63~~ Upper Park Road, London, NW3 2UJ.....

Email address.....


Planning application number.....2014/6903/P.....

Planning application address.....

I support the application (please state reasons below)



I object to the application (please state reasons below)



Your comments

- The build is directly opposite my home, i will lose privacy, Sunlight and daylight. I will have balconies overlooking into my garden and rooms.
- Increase in parking and congestion - no restriction on parking after 6:30pm and before 9am so people will still park in resident bays.
- The building is too big for the area.
- ~~to~~ Population increase in an already dense area.
- The build noise and pollution and construction of 3 gens will impact my health.

Please do not allow this to go ahead,
i beg of you.

Please continue on extra sheets if you wish