

11 Maryon Mews
London NW3 2PU

4 March 2015

Sally Shepherd
Regeneration and Planning Culture & Environment
London Borough of Camden
Town Hall
Judd Street
London WC1H 8ND

Dear Ms. Shepherd,

PLANNING APPLICATIONS CONSULTATION: APPLICATION REF: 2015/0437/9
12 MARYON MEWS, LONDON NW3 2PU

I write as Chairman of the Maryon Mews Residents Company Ltd regarding 12 Maryon Mews, London NW3 2PU and the planning application ref: 2015/0437/P.

I wish to make the following comments:-

1. It has come to light as part of the consultation process between the household residents in the Mews that live in the Ted Levy designed houses (15 houses in total), that there exists discrepancies in the individual Title Deed plans.

These show, marked in yellow on the plans, the pedestrian walkways in the Mews and a certain number of properties show a right of way up to the front door of house no. 12.
2. This inconsistency between house no. 12 and every other property has become apparent when examining the Title Deed land markings, which was when developers (J. Saunders & Sons Ltd) in 1975 provided the Land Registry with relevant information at the time of ownership in March 1975 of house no. 12.
3. The boundary line as marked in red on plan indicates by the Land Registry the extent of the land in the title, which presents part of that property.
4. It will require additional clarification whereby resident households have a right of access over the land leading to the front door of house no. 12 at any time.
5. I have consulted closely with the Land Registry in order to determine the individual deeds of residents, and in particular the transfer dated 22 March 1975, with reference to land ownership, pedestrian walkway markings and right of way issues.
6. The land at the frontage of house no. 12 shall remain open and apart from the installation of the front door and associated surround to infill the recessed front porch area, must remain open to access by residents, etc.
7. The proposed two storey rear extension has implications for houses no. 1A, 1, 2A and 37 Pond Street. In particular, the property exists within a conservation area, and the proposed extension should be considered accordingly.

These comments are not presented as an objection, but as a form of additional information to be considered as relevant in consideration of the application consultation.

Yours sincerely,

