

**31 ST JAMES MANSIONS  
HILLTOP ROAD  
LONDON NW6 2AA**



9 March 2015

Ms Jenna Litherland  
Regeneration and Planning Department  
London Borough of Camden  
Judd Street  
WC1H 8ND

Dear Ms Litherland

**The Further Revisions of the Application for Certificates of Permitted Development at Nos 5 & 7 Hilltop Road**

**Application by Mr N Golesorkhi: Nos 2013/7792/P & 2013/7801/P**

For your information, I have lived at my above address since 1981.

From the moment houses Nos. 5 & 7 were sold and Mr Golesorkhi's builders moved in, I have felt uneasy in view of the way the new owner has conducted himself and I was very wary of the consequences. I have, unfortunately, been proven right. And I am far from alone in thinking this. I am absolutely appalled and frustrated that I, amongst others, who has lived in Hilltop Road for over 30 years, within a few yards of Nos. 5 & 7 find ourselves faced with yet another application from this property developer. We are united in asking you to refuse the 2013 Applications and any more such applications.

Mr Golesorkhi has repeatedly submitted a stream of applications - all of which have been refused. One led to enforcement action against him, requiring him to demolish his large half-built extensions which breached numerous conditions for permitted development under Schedule 2 (as substituted by the 2008 Order.) These new revised applications and plans should be refused by Camden Council because they do not comply with the statutory conditions for Permitted Development in relation to 5 & 7 Hilltop Road.

**No 5 Hilltop Road:**

I was appalled to hear that Mr Golesorkhi, an experienced property developer and landlord, seems to have chosen not to alert your department that No 5 Hilltop Rd is now *two flats*: a ground floor and first floor maisonette and a second floor flat. (Camden Council tax ref nos 5174006 and 5174065). This means that any proposed development cannot, as a matter of law, now be eligible for permitted development because the application applies to a *dwelling house* and not a building consisting of one or more flats.

I also cannot understand how this property developer has arrived at the measurements he has submitted and it appears that he may have exaggerated the depth of the existing extension. This needs to be checked and independently verified.

The revised plans do not show properly what is to happen to the remainder of the existing shallow extension, and how they are to be joined together. This is an important omission and Camden, as the

planning authority, should not consider the application for a certificate of permitted development as is currently proposed by the drawings.

Furthermore, the revised drawings still don't show where relevant chimneys, pipes and flues are for the purpose of complying with Condition A1 (i) (i). These details are crucial and relevant and no Certificate can be properly issued by a planning authority without them.

**No 7 Hilltop Road:**

The property developer, Mr Goelsorkhi, is applying for two side and rear extensions, one seemingly on each side of the existing shallow extension to the rear of No 7. Again, I am very concerned that he may be exaggerating the depth of the existing shallow rear extension (the application plans show a purported depth of 2.75 metres). If so, then what he is really doing will be to create:

- a. A new rear extension onto the existing shallow one
- b. Two rear and side extensions, one on either side of the rear extension.
- c. The effect of this is to create a large new rear extension across the full width of the house, when the maximum permitted extension must not exceed half the width of the house (Condition A.1(h)).

His latest proposed plan is also unclear as to what happens to the existing rear extension which has two side walls and a rear wall. The plan shows that one side wall and the rear wall are both being removed. That means that the whole of existing rear extension is going to be demolished. This means that anything that is added or built above the new extensions would (a) create a rear extension with 2 storeys, and extend beyond 3 metres from the rear wall at every point (offending against Condition A1(f)) and (b) involve the construction of a veranda, balcony or raised platform (offending against Condition A.1(i)(i)).

**This directly and adversely affects my property which looks out over the communal gardens AND No 7 Hilltop Road.**

The revised drawings - yet again - do not show where relevant chimneys, pipes and flues are for the purpose of satisfying Condition A1 (i) (i). These are highly relevant details for the planning authority to know before granting a Certificate. These new extensions will also involve the alteration or replacement of a soil and vent pipe, which are not shown on the application plans (offending against Condition A1(i)(iii)).

In the above circumstances it is vital that Camden do not give Certificates of Permitted Development to this property developer/landlord. Initially, we in Hilltop Road, were delighted at the prospect of the two houses being returned into single occupancy, for the obvious reasons of congestion in the street, but now NO WAY do I believe this will be the case, observing from my window. Mr Goelsorkhi is a property developer with a well-chronicled history of repeated applications for extensions, creating large rear dormer windows then converting dwelling houses into flats. It is high time for him to stop! He should come clean with his intentions for what were once beautiful Edwardian homes in our street.

Yours faithfully



Beryl Slade