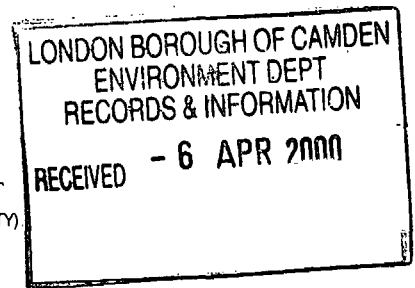


**KEENE
MARSLAND**
S O L I C I T O R S

Dragoon House, 37 Artillery Lane, Bishopsgate, London E1 7LT
Telephone: +44(0)207-375 1581. Fax: +44(0)207-375 0318. DX 179 LONDON (CITY)
E-mail: mail@keenemarsland.co.uk



The Planning Department
Camden Environment Development
Control and Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Your Ref:

HIPD
OBC T

ACB/LP/Rodriguez

4 April 2000

Date:

Dear Sirs

Re: 39 Camden Mew, NW1 9BY

We act on behalf of Ms M Rodriguez of 190a Camden Road, NW1 9JH who is disappointed not only with the behaviour of the freeholder/developer of 39 Camden Mews, NW1, but also with that of the Planning Department in that the Planning Department has failed to protect her from loss of privacy by the building works that have been carried out at 39 Camden Mews, NW1. They have also failed to enforce those planning restrictions placed on the original planning consent. Namely with regard to the opaque windows to be fitted at the rear of 39 Camden Mews, NW1 and matters which would directly effect our clients land. Furthermore, the freeholder/developer has attempted to annex part of the garden of 190a Camden Road without authority and indeed has built steps up into that part of the garden, and a sliding door onto the same.

Our client has been as reasonable as possible in assisting the freeholder/Developer in his development i.e. by allowing under sufferance the developer/freeholder to have access to part of the garden whilst building works were being carried out, however the freeholder/developer has abused this permission and has attempted to adversely possess that land.

Please note our clients strictest objections and we ask you to enforce the original planning application and dismiss this further application.

You will note that once our client recovers possession of her piece of land the sliding door at the rear of 39 Camden Mews, would lead directly onto our clients garden, clearly this is not acceptable and the original plan should be followed to the letter.



A.B. BESANT E.H.G. THOMAS J.E. BARRY
C.D.F. McPHILLIPS P.D. KANE
Litigation Manager: D.J. WILSON*



KEENE
MARSLAND
SOLICITORS

Our client and ourselves wish to be informed of any hearing/meeting with regard to this application and would like to be present and to make representations at that meeting.

Yours faithfully

~~KEENE MARSLAND~~

Date: 31st March 2000
Our Ref: G13/18/13
Enq.to: R. Hersey
Ext: 5624

Ms. Marta Rodriguez
190A Camden Road
LONDON, NW1 9HG

Dear Ms. Rodriguez,

Re: 39 Camden Mews, NW1

I refer to your letter dated 13th March regarding the development at 39 Camden Mews, which has been referred to me for reply.

When your report of unauthorised development was received in February, one of the Council's Enforcement Planners quickly investigated and found that, as reported by you, the house being erected at number 39 was not in accordance with the planning permission which has been granted.

The developer was advised of this breach of planning control, as a result of which an application has been submitted in an attempt to regularise the situation. This does not mean that planning permission will necessarily be granted.

In this application it is claimed that the applicant is the owner of a section of land at the rear of his property, which has resulted in amendments to the approved scheme.

You should by now have received a letter from the Council inviting your comments on the application. The comments in your letter dated 13th March and any further comments you may wish to make will be taken into account when the Council comes to determine the application.

Although the Council as Local Planning Authority cannot be involved in settling disputes as to land ownership, the matter of ownership in this case will be relevant to the Council's consideration of the application. Any precise information you can provide as to the extent of your claimed ownership is likely to be of assistance to the Council in determining the planning application.

Yours sincerely,

Richard Hersey
for Director, Environment Department

c.c. Rosemary Perkins, Complaints Unit
Aiden Brookes, Borough Solicitor

Ref: RCP/Comps/99/207/ENV
Phone: 020 7974 6937
Fax: 020 7974 6439
e-mail: qualityTeam.environment@camden.gov.uk
Date: 13 April, 2000

Ms Marta Rodriguez
190a Camden Road
London
NW1 9HG

Dear Ms Rodriguez

Further to my letter to you dated 17 March, I am writing to inform you that after having discussions with Mr Hersey, in the Enforcement section of Development Control, it has been agreed that your letter dated 13 March would be dealt with general correspondence and not as a complaint.

The reason for this is that, on closer inspection, your letter was not a complaint about the Planning service, but a request for service from the Enforcement team. I am very sorry that this mistake was made. Mr Hersey has provided me with a copy of his reply to you, dated 30 March, which explained the action taken so far in regard to 39 Camden Mews.

I hope you have been satisfied with Mr Hersey's response to your letter. If you have any further enquiries about 39 Camden Mews, please contact Mr Hersey on 020 7974 5624.

Yours sincerely

Rosemary Perkins
Complaints Liaison Officer

ENVIRONMENT DEPARTMENT

SERVICE QUALITY TEAM

MEMORANDUM

From: Roisin O'Reilly Admin Officer Service Quality Team	To: Ms Alice Lester Principal Planner North East Area of Development Control
----------------------------------------------------------------	------------------------------------------------------------------------------------

Phone enquiries to: x6937

Date: 21 March 2000

Ms Rodriguez,
190a Camden Road London NW1 9HG

Please find attached a copy of a complaint, and any other relevant information, received from Ms Rodriguez.

The complaint has been registered as a Stage 1 complaint. Please investigate and reply in writing to Ms Rodriguez by no later than Friday, April 07, 2000.

Please ensure that a copy of your draft reply is sent to me before it is sent to Ms Rodriguez. Please also remember to complete the monitoring form in full (see attached) and return to the Service Quality Team, 5th Floor, Camden Town Hall.

A copy of this complaint has been sent to Aiden Brookes at the request of Tom Jeffrey, in order for him to look at the Legal aspects of this complaint.

Thank you for your co-operation,

Reallocated to Dick 23/4
Tsd SQT.

Alice 23/4

Roisin O'Reilly
Admin

cc.

REF 00000168

Donna

Ref: RCP/Comps/99/207/ENV
Phone: 020 7974 6937
Fax: 020 7974 6439
E-mail: qualityteam.environment@camden.gov.uk
Date: 21 March, 2000

Ms Marta Rodriguez
190a Camden Road
London
NW1 9HG

Dear Ms Rodriguez,

Thank you for your letter, which you sent to Tom Jeffrey, The Assistant Director of Planning, received on Friday, March 17, 2000.

Mr Jeffrey has passed it to me to deal with as a formal complaint. I am sorry for the delay in acknowledging your letter. I have passed your complaint to Ms Alice Lester, who is the Principal Planner of the North East Area of Development Control, to investigate as a Stage 1 complaint under the council's complaints procedure.

A copy of your complaint has been sent to Mr Aiden Brookes, who is a Solicitor in our Legal Department to look at the Legal aspects to your complaint, which do not fall within the remit of the complaints procedure.

You should receive a reply within fifteen working days.

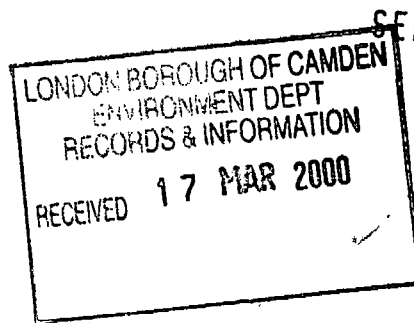
Yours sincerely

Rosemary Perkins
Complaints Liaison Officer

Complaint Letter (M Tordem) - Adrian Brakes
cc legal for non-planning aspects. TJ

Marta Rodriguez • 190a Camden Road • London NW1 9HG • 0171-284 0485

Tom Jeffreys
Assistant Director for Planning
The Environment Department
Camden Council
Town Hall Extension
Argyle Street Street
London WC1H 8EQ



SERVICE QUALITY
21 MAR 2000
TEAM

13th March 2000

RE: Garden flat at 190a Camden Road and 39 Camden Mews NW1

Dear Mr. Jeffreys:

I am a single, working mother. I bought my flat and garden in October 1993. One of the attractions of the flat was the garden where my son could play.

About a year ago, without my permission approximately 12" of my garden was annexed by developers building a house in 39 Camden Mews and putting up a fence.

Since then the developer has cut down three trees in this part of the garden without mine or the Council's consent (this being the Camden Square Conservation Area - all trees have a blanket order on them).

Because the flat is leasehold from Camden Council I did not think that I owned the land. However, I have sought legal advice on the matter and I now realise that my long lease (103 years) and my right of access to the garden stipulated in the lease, gives me rights over that land.

Externally the house in the mews has been built and Camden Council's Planning Enforcement Team are aware that it does not comply with the planning application approved by the Council.

I want to be legally assured that:

- 1.- I get my garden back.
- 2.- That I am compensated for the unlawful use of that land.
- 3.- That the new building complies with the approved plans.

As you can imagine this sequence of events have caused me much upset and although I know my rights have been violated, I feel somewhat helpless in the face of a powerful developer.

The builders have left piles of rubbish and building materials there making it both an eye sore and a safety hazard, to make matters worse as the building site is insecure last week I was burgled. The burglars got in through the house in the Mews.

I hope you appreciate that this matter is most urgent now and I would appreciate an early initial letter to all those concerned.

Many thanks for your help in this matter

Yours sincerely

Marta Rodriguez
Leaseholder