

[REDACTED]

From: karl mooney <[REDACTED]>
Sent: 03 August 2015 13:29
To: Planning
Cc: Phillips, Kate
Subject: Planning Application - 2015/3582/P Site Address 82C Savernake Road London NW3 2JR

Dear Kate,

I wish to make you aware of a number of strong objections I have with regard to the proposed development at 82C Savernake Road, NW3 2JR. I am the Leaseholder of 82B (below 82C) and let the property to Mr C Parry-Davis and his young son. This application will have a serious impact on 82B/82A and residents in the vicinity.

If successful the above application I feel will result in considerable noise and disturbance in the building and to the neighbouring properties. The current 3 bedroom property has until recently been occupied by at least 6 student tenants.

The Environment Officer has been involved with the anti social behaviour through out the tenancy. It has taken considerable time and effort from the Freeholder, Managing Agent, Estate Agent, Leaseholders and neighbours to finally persuade Mr Zolfghari's Letting Agent that the anti-social behaviour of his tenants is not acceptable. If this application were to be successful I am in no doubt it will result in at least 8 tenants being in occupation.

This overcrowding is inappropriate for the size of the property and the neighbourhood.

There is currently no soundproofing between the 82c and 82b. If the property were to have another bedroom the disturbance from 82c would only get worse.

As the only internal communal area proposed is the living/dinning and kitchen space. The possibility of 8 tenants, visiting friends and more late night parties will create considerable noise from this new area. This has been a terrible problem this year with the late night parties and anti-social behaviour spilling from the flat into Savernake Road. This layout is not intended to create a single property but 4 bedsits. My tenants letting 82B have a right to enjoy my property without having to endure more noise, disturbance and anti-social behaviour.

The flat roof has only recently been used as a roof terrace. It was converted and decked in June 2013. No insulation was fitted when this change of use was undertaken by the previous owner. This has now become an area for late night parties at weekends and weekdays. These parties have caused considerable disturbance and nuisance for residents in the vicinity. The master bedroom in 82B is below this roof terrace and I am concerned about noise and disturbance that is likely to come from the only outside space for the tenants of 82C.

The second bedroom of 82B will be over shadowed by this new construction with the unacceptable loss of natural light.

All of the properties in the area are built on land where subsidence is a continuing issue. The impact of this development may have a serious adverse impact on the stability of the existing structure.

There is no provision for bicycle storage within the property. The communal stairway is very narrow and could not accommodate the number of bikes likely to be associated with the property. This has been a problem with the previous tenants of 82c obstructing the only route of escape with 4 bicycles. I can see no provision for this in the application.

I am concerned that Planning, Building Control and Structural Engineers will play no part in this development. Work at the property has already been in progress for over a month. I have seen no notification about this application being successful and that works were commencing. The demolition waste has been dumped in the Garden of 82A without the permission of the Leaseholder of 82A. The presumption being that Ms Liebmann would be too intimidated to object.

Mr Parry-Davis had a discussion with the contractors and insisted they remove it. This gives me little confidence that this development will be carried out in a professional and considerate manner.

I would like to request that the council take my objections into consideration when deciding the application. Mr Zolfghari's has made life intolerable for 82a/82b and the neighbours for many months with his approach to letting this property.

I fear increasing the size of this property to accommodate 8 tenants will cause considerable trouble, noise and anti-social behaviour.

Yours Faithfully

Mr K J Mooney

[REDACTED]

From: karl mooney <[REDACTED]>
Sent: 03 August 2015 18:50
To: Planning
Cc: Phillips, Kate
Subject: FW: Planning Application - 2015/3582/P Site Address 82C Savernake Road London NW3 2JR

Dear Kate,

May I also add this line in my objection to the planning application above.

The Lease states:

2.13: To use the Demised Premises for the purpose of a private residence in **one occupation only**.....and not to do or permit or suffer anything in or upon the the Demised Premises or any part thereof which may at any time be or become a nuisance or annoyance or cause of damage or disturbance to the Lessors or the Flat owners or any tenant or occupier of any property in the neighbourhood or injuries or detrimental to the reputation of the building as private residential flats.....

Kind Regards

Karl