

From: Robinson, Roger (Councillor)

Sent: 08 August 2015 08:03

To: Wheat, Frances

Cc: Planning; Cooke, Mike; Tomlinson, Paul (Councillor); Khatoon, Samata (Councillor); Lester May ()

Subject: RE: Planning Application reference no. 2015/2810/P - no notice to those most affected in Reachview Close

Dear Frances

Please advise the relevant planning officer(s) for this application 2015/2018/P that I also oppose the planning application for the erection of a single storey 1 bed room house on land adjacent to Pegasus Court, 105 St Pancras Way, NW1 ORA. The land in question overlooks Reachview Court & its perimeter & their garages.

The Reachview Close Residents Association and residents never apparently were consulted and never had a notification of the application and I would be grateful if the decision on this application be deferred for time for the Association & residents to send in their views and as far as I know their opposition.

Mr Lester May –resident of Reachview Close has sent me his personal views by email (see below).

Please advise

Regards

Cllr Roger Robinson

From: Lester May [mailto:]

Sent: 06 August 2015 18:45

To: Robinson, Roger (Councillor)

Cc: Planning; Cooke, Mike; Tomlinson, Paul (Councillor); Khatoon, Samata (Councillor)

Subject: Planning Application reference no. 2015/2810/P - no notice to those most affected in Reachview Close

Dear Councillor Robinson,

In the past few days, I was picking up litter in St Pancras Way when I noticed by chance an A4 notice on a lamppost outside Pegasus Court - a planning application for a strip of waste land.

Application reference no. 2015/2810/P dated 17 June 2015 is for the erection of a single storey 1-bed dwelling house on land adjacent to Pegasus Court, 105 St Pancras Way, NW1 0RA.

You will know that most journeys on foot from Reachview Close are direct towards Camden Town, not along St Pancras Way. It is thus no surprise that the notice was not seen or read by other residents but it is a surprise that no copy was sent to the Reachview Management Company. Indeed, it is a shocking failure of communication by Camden Council's Planning Department. Why were we not informed?

Ian Ballard is the freeholder and, as well as his owning one flat in Reachview Close, he owns Pegasus Court. The strip of waste land in this new application was the subject of a planning application a few years ago, when he wanted to land a narrowboat on the site as a dwelling house; that wacky idea was refused.

This waste land has been a problem over the past decades, as you may recall, admittedly almost no problem in recent years after the landlord repaired the wire fence along St Pancras Way. However, as shown in the photograph attached, there is again a hole in the fence, with much litter and, possibly, again the problem of rough sleeping. Long has he failed to keep this land in good repair.

Long, too, has he failed to maintain properly the St Pancras Way frontage of Pegasus Court - see two photographs. I wish I had not cleaned out the considerable amount of rubbish in the bin cupboards before I thought to take a photograph! Mark Hunt's team are well aware of my many complaints, over the years, about these now mostly door-less bin compartments opening onto the pavement.

Camden Council's Planning Committee let us down hugely when it approved in 1996 our previous landlord's application for two flats in a section of our flats' roof. Our objections were ignored. These badly-designed, poorly constructed, flats are a drain on our resources (we purchased the freehold a decade ago) and it's a disgrace that planning application was granted; councillors don't pay the cost of bad decisions - we residents do, though!

Camden Council's Planning Committee let us down again when it granted Ian Ballard's application for Pegasus Court itself - that building overhangs our garages, overhangs our perimeter, and thus we would be unable to develop that part of our land! Say we wanted to erect flats over the garages? We couldn't. Madness!

I'd rather hoped that Camden Council's Planning Committee might today be less useless, more thoughtful, than in the past. It has caused us untold misery over the years.

Now, a shockingly poor landlord makes another application that may bring yet more misery to us here, and the Council keeps it secret, save for one notice out of our sight! The 21 days have now

passed. How do we now object? The waste land subject of this application is, literally, the other side of our perimeter wall and overlooked by flats in Block D of Reachview Close.

I am shocked at how the Town Hall seems to rise roughshod over us here in Reachview Close - and I haven't even yet mentioned the nine months of misery we were subjected to recently with those dreadful plans for the 'pocket park'! You will recall that, there too, we received no formal notice. Town Hall staff seem to think that our finding out by chance is fine. Yet you will have seen my letter in the CNJ on 23 July about redundant planning notices, and others, in Baynes Street, let alone in other streets.

So, this is not just a complaint about this particular planning application not being properly communicated but a complaint about a wholly inadequate system, whereby communication is wholly inadequate and planning approval is granted to wholly inadequate, indeed irresponsible, landlords.

I look forward to your reply - time is not on our side!

Yours sincerely,

Lester May
Director
Reachview Management Company Ltd