

# Berea Limited

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28th September 2015

Anna Roe  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 8ND

Dear Anna

**Garden Flat, 146 Fellows Road, London NW3**  
**Application reference: 2015/4828/NEW**  
**Associated Reference: EN14/1012**

I am a Director of Berea Limited. The company owns 8 out of the 12 flats in the upper parts of 146 Fellows Road. So as you will appreciate, we already own most of the property and we are in discussions to purchase the remaining flats in the upper parts.

We are known to the applicant because, through solicitors, she has expressed an interest in purchasing the freehold of the property with us. Under normal circumstances, we would have discussed this application with her, however she appears unwilling to interact with us and therefore we have not attempted to do so and have decided to address our questions through you (the council).

We have studied the application and would like to make some comments and ask some questions about it which I hope you will clarify. I am also happy to meet with you onsite to discuss it if you feel that would be helpful.

1. There was a previous application for a single storey rear extension in 23rd May 2014 (reference 2014/3278/P) which was granted and subsequently built. You will see from that application that there used to be a staircase at the rear of the property from the first floor to the garden. In the previous proposals, that staircase showed as remaining. However when the work was undertaken, the external staircase was suddenly removed without discussion and the door was simply left open. We questioned this and pointed out that it was dangerous (for our tenants) for the door to be left with an exposed drop to the garden, but we never received a reply and nothing was done about it. At our own cost, we secured the door from the inside so that our tenants could not open it.

2. This latest application confirms that the staircase has been removed. If you look at the photographs submitted with the existing support statement, you will see the door is still hanging there with the drop to the garden. The proposals appear to indicate that the door will be changed to a window but the applicant does not own that part of the property so we require clarification on that point please.

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• email: [info@emmarentia.co.uk](mailto:info@emmarentia.co.uk) •

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Company Registration No: 08151408

3. We are confused by the dates of the application. It appears to be dated 8th May 2014 yet it shows on the portal as only having been submitted on 21st August 2015. It is almost as if it was prepared at the same time as the previous application was submitted and then held back until that consent was built. Similarly the Certificate of Ownership is dated 8th May 2014 yet the applicant is now aware that Regal Star Inc is in liquidation and that a licence for building works cannot be sought from the Freeholder until that matter is resolved.

4. We cannot understand why a redacted version was submitted as well and we also cannot accept a redacted letter from Thames Water. It seems to us that the contents of that letter from Thames Water are as important to the rest of the property as they are to the applicant. So we do not feel it is reasonable to redact them.

5. The Planning Application Supporting Statement and Design contains several inaccuracies. Mainly it does not make clear that the applicant does not have title to the whole rear garden. I am attaching a copy of the title plan attached to her lease which clearly shows that her property does not include the rear of the garden. We have photographs showing how it used to look before she removed the rear staircase and landscaped it for her own use, yet throughout the statement she tries to intimate that it is her garden. It clearly is not so. This application relies on increasing the size of the rear lower garden which might not be acceptable if her main garden needs to be reduced in size because it does not belong to the property of the applicant.

6. The statement shows that the application seeks to provide a small single storey rear extension without pointing out that there was already one recently built. We cannot understand why this application was not submitted together with the other one in 2014 because together they would not represent a 'small' extension. We are not even sure that this application should be called a 'small extension'.

7. The application is confusing in that it is unclear which drawings are existing and which are proposed. All drawings submitted seem to show that they are 'survey drawings'. This is consistent with them having been prepared at the same time as the previous application and, in our view, demonstrates that it was being contemplated as one application but then for reasons we do not understand, a decision was made to split it into two applications. It could also explain why the staircase was removed at that time without consultation and why the door was left with a hanging drop.

#### **CONCLUSION:**

Our conclusion is that the application requires considerable clarification and that it is unacceptable as submitted for the reasons mentioned above.

We think that the consultation period needs to be extended so that we can make further comments once you have sought clarification from the applicant and advised on the points I have raised above.

Yours sincerely

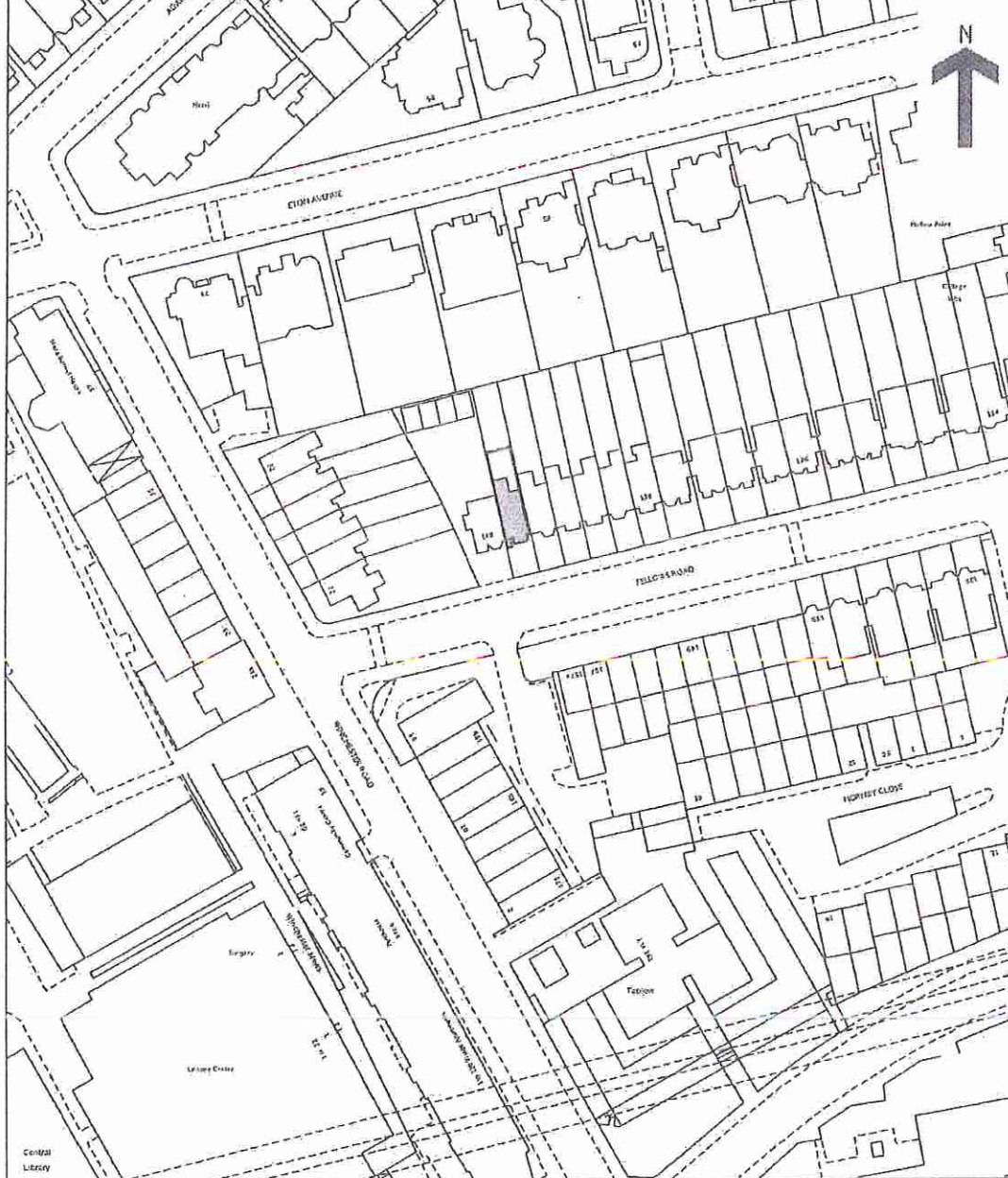
Leslie Sieff

Land Registry  
Current title plan

Title number NGL901618  
Ordnance Survey map reference TQ2684SE  
Scale 1:1250  
Administrative area Camden



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