

From: [REDACTED]
Sent: 09 January 2016 14:50
To: Peres Da Costa, David
Subject: Planning application 2015/4800/P

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Dear Sirs,

Further to our original comment on the above application, we wish to clarify that we OBJECT to the application.

It would appear from discussions with our neighbours and the residents of Middlefield, that no notices of the proposed application were posted visibly at the site for either the original planning application made in 2013/6731/P or the current application. Before any decision is made on this application we ask that Camden Planning Department ensure that due planning process has been observed. eg where were these notices placed for members of the public to see?

The fact that the developer has **only** owned the land concerned **for a few years** means he cannot comment on the use of the access road/pedestrian way to St. John's Wood Park Road, as being redundant for 10 years (application 2013/6731/P). Further, the applicant has **mislead** the Council in stating this access to be redundant/unused for 10 years because both the residents of Middlefield and their management committee, have made these rights known to the applicant on several occasions since he purchased the freehold to the roads. The Applicant is fully aware of these rights which have been and continue to be exercised.

Finally, the applicant is actually planning to build this house on one of the estate roads, not on a plot of land that is unused. These roads are subject to rights of way for all the residents of Middlefield. He cannot legally build a house on that road and remove those rights for his own benefit unilaterally.

We have owned our property since 1997 and many of the residents in Middlefield are long term residents and this application has been discussed with none of us, despite the impact it will have on the neighbourhood.

We hope the Council will look into these concerns and any planning decision will preserve the rights of a large number of residents in the immediate vicinity of the development and give us time to put our case more fully. Most of the residents were not made aware of this application until after the New Year and knew nothing of the original application in 2013.

Regards

Niall and Fiona Shiner
1 Middlefield