

Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 20519847

Planning Application Details

Year 2016

Number 2016

Letter P

Planning application address 16 Kings Gardens, NW6 4PU

Title Mr.

Your First Name Anthony

Initial A

Last Name Lustigman

Organisation

Comment Type Object

Postcode NW6 4PU

Address line 1 14 Kings Gardens

Address line 2 LONDON

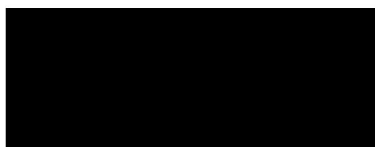
Address line 3

Postcode NW6 4PU

E-mail

Confirm e-mail

Contact number



Your comments on the planning application Planning Application Consultation 2016/1143/P
16 Kings Gardens, NW6 4PU

I urge the Planning Committee to refuse the above planning application.

Kings Gardens is a beautiful Victorian Mansion block with front facing gardens, across the street from the South Hampstead conservation area and greatly enhancing the visual amenities of the main road, West End Lane.

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Since 2003 a group of tenants with long leases have successfully worked together to obtain enfranchisement, winning the Freehold from a non-resident, apathetic landlord.

At great expense and effort we have sought to return the block to its former glory after years of neglect and dilapidation.

Part of the difficulties we have faced are due to the greedy and selfish actions of a few investor/developers who have sought to split a mansion flats into smaller units thereby increasing the value of their investments and the rental income they produce.

This has caused damage and pressure to the infrastructure within the block. Neither the Victorian plumbing nor lifts are intended for such increases in usage. In making such alterations the developers inevitably make structural changes which affect the building's integrity. Where bathrooms are moved from the intended columns, leaks often occur into flats below and drains are blocked.

Whilst Kings Gardens has resisted permission for structural changes including splitting flats since it became Freehold, if planning consent is given our legal position becomes increasingly difficult. A significant precedent would be set in this case.

The planning committee could substantially help the resident owners of the block by refusing to approve this application. By doing so they would also help retain and protect the unique character of West Hampstead which has become increasingly under pressure recently, not least by actual and potential planning approvals for several large-scale, modern, local apartment blocks.

If you wish to upload a file containing your comments then use the link below

[Objection to planning application](#)

About this form

Issued by

Camden Council

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About this form

Customer feedback and enquiries
Camden Town Hall
Judd Street
London WC1H 9JE

Form reference

20519847