

3 Leverton Street  
Kentish Town  
London NW5 2PH

Camden Planning Department  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall, Judd Street  
London WC1H 9JE

Attn: John Diver

9th May 2016

Dear Mr Diver,

### **First Floor Flat, 300 Kentish Town Road - Development without Planning Consent**

I would like to bring to your attention to the fact that the first floor flat at 300 Kentish Town Road has apparently had modifications made since March 2015 without planning consent. For your reference I have enclosed the 'As Existing' drawings submitted for planning application ref. 2015/0818/P, for comparison with the 'As Existing' drawings submitted with the current application, ref. 2016/1745/P.

The new (2016) 'As Existing' drawings show the following changes which I believe require planning permission. These are:

- 1) Two new windows have been created in the facade/mansard roof facing towards the back of the Assembly House pub.
- 2) The one bedroom flat has been converted into a three bedroom flat.

I believe these works were carried out within the last six months. Because the rear mansard roof is effectively hidden from the adjacent streets, it was not possible to see the new window being installed, or indeed any of the internal works being carried out. However a scaffold was up for several months over the roof and the back of the property earlier this year, during which time I presume this work was carried out. (The front section of this scaffold is shown in one of the applications Design and Access Statement photos).

The owner of the property has a long history of undertaking work without planning permission, and has unfortunately got away with it many times, relying upon the ignorance of neighbours concerning planning law. If you care to look back through the planning history of the site (covered by the addresses of 298, 300 and 302, as well as No. 9 Leverton Place), you will see that at no stage was permission sought or given for change of use from office to residential accommodation of the first floor accommodation; for change of use from industrial to office accommodation on the ground floor; for a 1st floor roof terrace; to extend the footprint of the 1st floor office accommodation to its current extent; or to sub-divide and increase the occupancy of the residential accommodation of the main property (the block overlooking Kentish Town Road, also accessed through the same door off Leverton Place) to its current level.

Are you in a position to enquire whether the alterations undertaken since March 2015 to the first floor flat have Building Control consent? If you can't do this, please let me know, and I will contact the Building Control Department myself. I would be very interested to know whether the applicant has received permission to have three bedrooms open off the kitchen without any physical separation to ensure a safe escape route to the sole exit from the property to a safe space. Not to

mention that this single means of escape is shared with a number of other properties, and that its design and construction, given the potential increased occupancy, might not be fit for such purpose. The plans presented in the application (2016/1745/P) - both the so-called 'As Existing' and the 'As Proposed' - look to me to be an unsafe over-development of a residential property.

I will write a separate objection letter to the application as the proposals stand. However I think that it is a fundamentally dishonest application. Which is to say that they present the 'As Existing' status of the property with alterations made recently without planning consent, mis-representing them as de-facto approved developments.

On this basis, and for reasons of due process, I request that the current application is either voluntarily withdrawn by the applicant or rejected by the planning department. The changes already undertaken without consent should be considered as a whole with the changes that the applicant is proposing in their current application, so that the planning authority and the local community can reasonably assess the impact of the proposed and un-authorized changes as a whole. To assess them separately - i.e. as a retrospective application followed quickly by a new application - would simply help the applicant mask the combined effect of the developments from local residents. (Not to mention their attempt to deceive the Planning Department by concealing work already undertaken). These effects include a significant increase in waste and recycling output, without any additional storage facilities, resulting in increased refuse left out on the street. A problem local residents have already complained about at current occupancy levels, due to the fact that residents leave their rubbish out all days of the week. Our complaints to the owner via their managing agent have had absolutely no effect. And more broadly, no cycle storage or car parking policy restrictions on the increased occupancy of the development, potentially exacerbating local parking problems and pollution issues. I won't even start on issues such as overlooking or privacy which the new proposals raise - I will cover these matter in my objection letter.

I look forward to hearing your response to this information. In the meantime I will pass on this information concerning the development without permission to my neighbours, as well as the Bartholomew Estate and Kentish Town CAAC and Kentish Town Neighbourhood Forum representatives that you consult.

Please do get in touch with me if there is anything you would like to discuss.

Kind Regards,

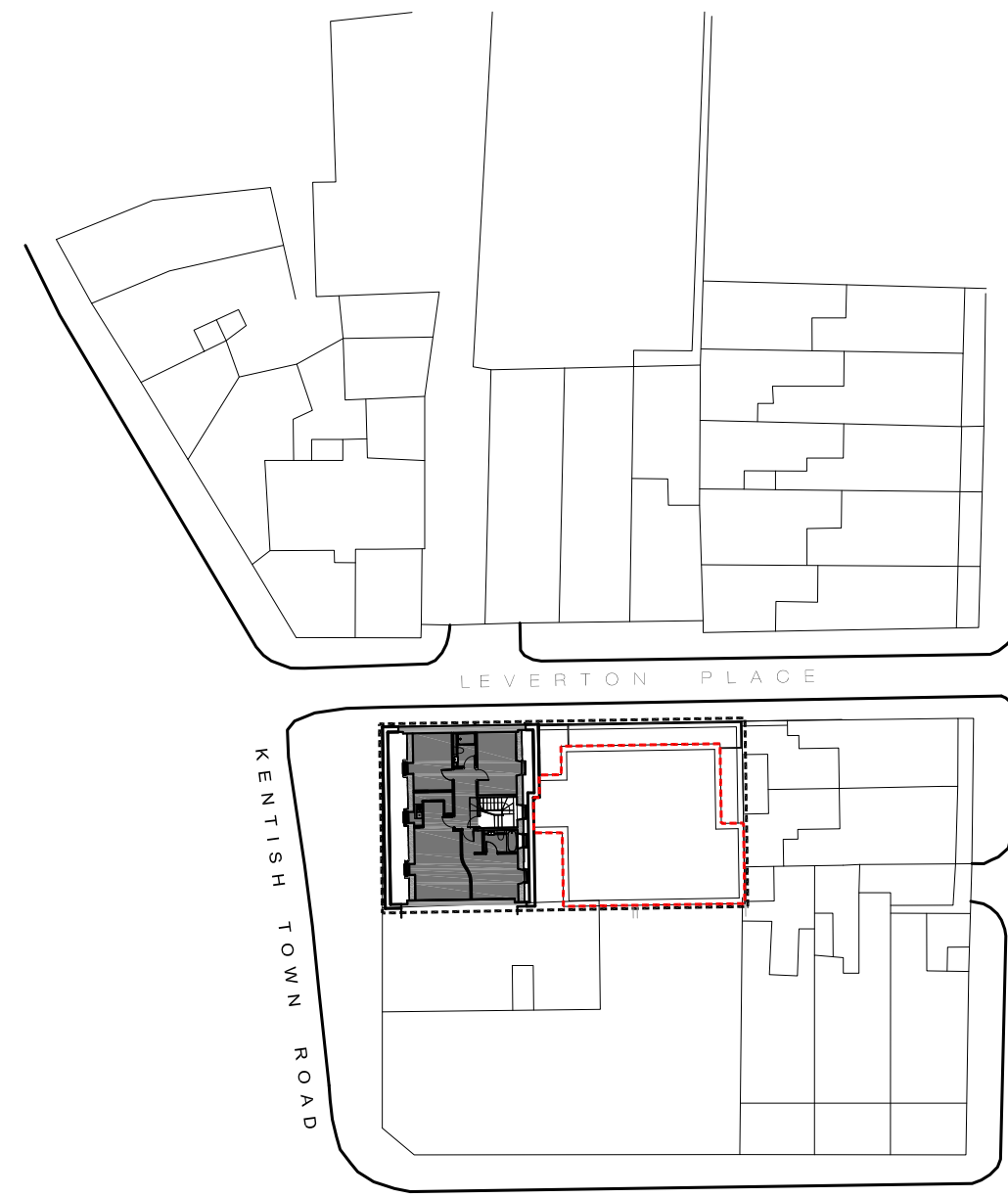
Richard Porter

cc	John Nicholson	Kentish Town Neighbourhood Forum
	David Goreham	Bartholomew Estate and Kentish Town CAAC 71 Patshull Road London NW5 2LE

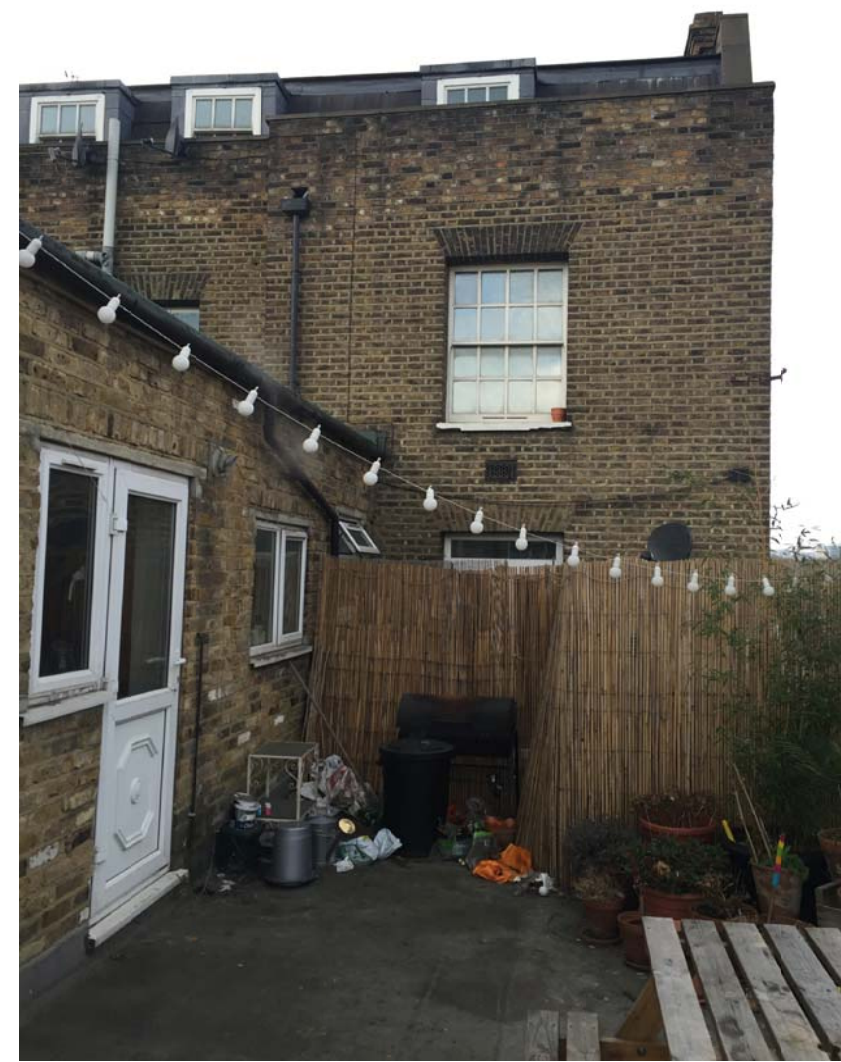




LOCATION PLAN  
1:1000



BLOCK PLAN  
1:500



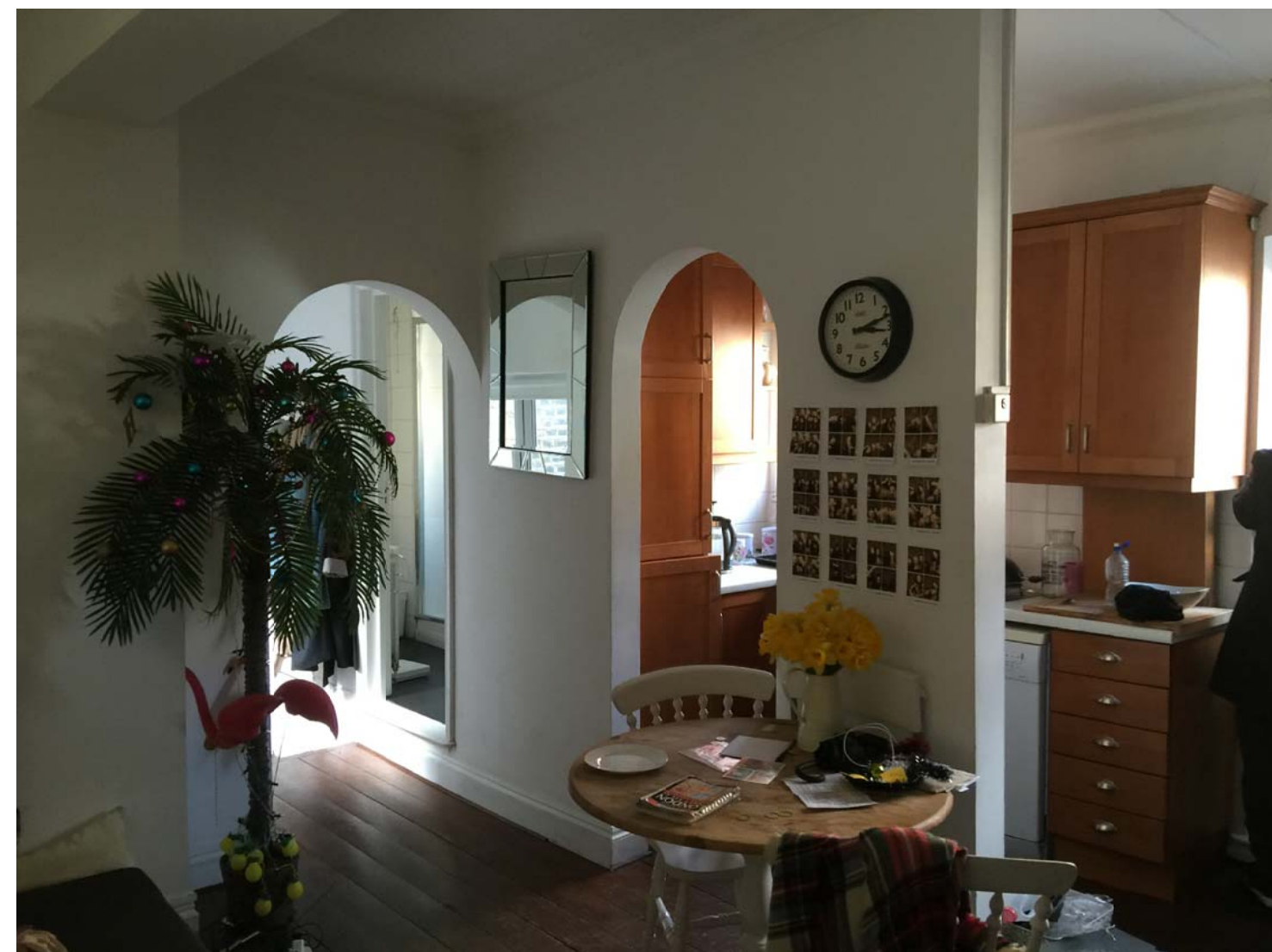
EXISTING TERRACE AND EXTERNAL DOOR



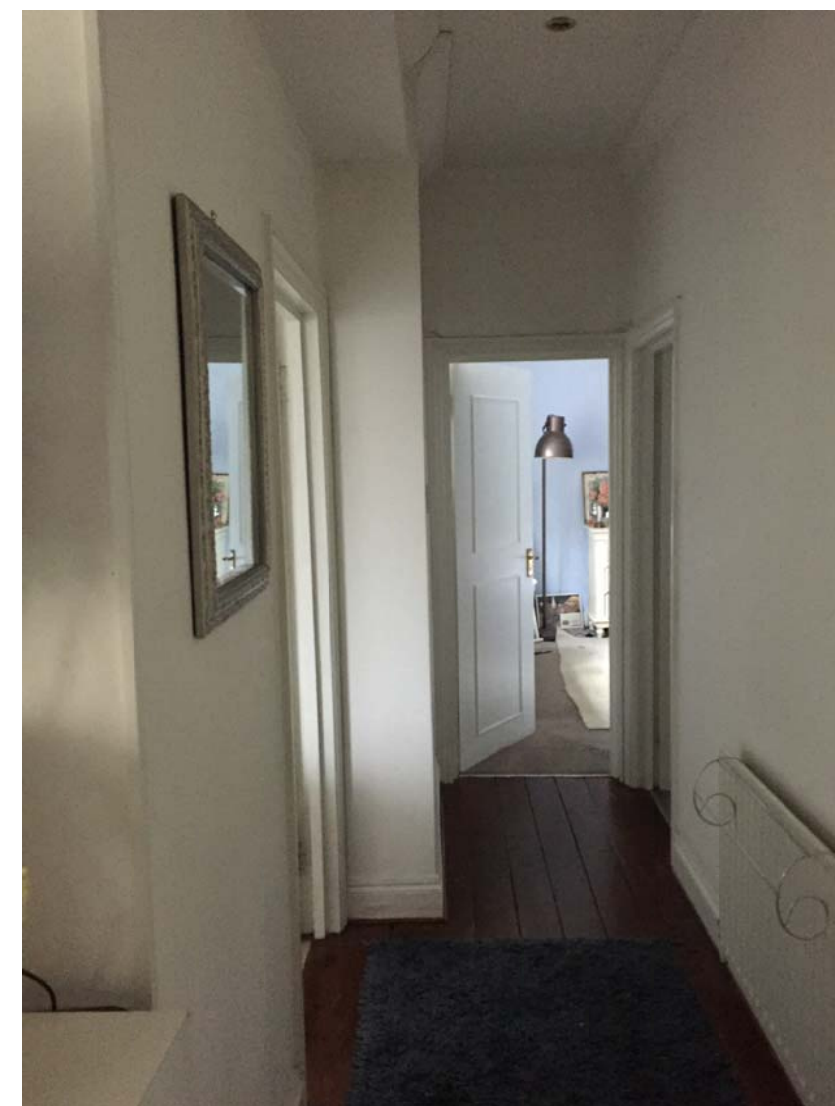
EXISTING TERRACE LOOKING EAST



EXISTING TERRACE LOOKING SOUTH - WEST



EXISTING LIVING SPACE



EXISTING HALLWAY



EXISTING BATHROOM

DO NOT SCALE FROM THIS DRAWING.  
The contractor shall check and verify all dimensions on site and report any discrepancies in writing to the architect before proceeding with work.

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AREA MEASUREMENT  
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions whether as to project viability, pricing, lease agreements or the like should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the key areas of the building at the current state of the design and using Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) method of measurement from the Code of Measuring Practice, 8th edition (RICS code of practice). All areas are subject to Town Planning and Conservation Area Consent, and detailed Rights to Light analysis.

NOTES:

REVISION	DATE	COMMENT

PROJECT:

300 KENTISH TOWN ROAD  
KENTISH TOWN, NW5 2TG

CLIENT:

HOUSHANG SAKI

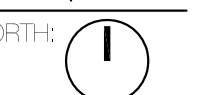
DRAWING:

SITE, BLOCK PLAN AND  
PHOTOGRAPHS

SCALE BAR:

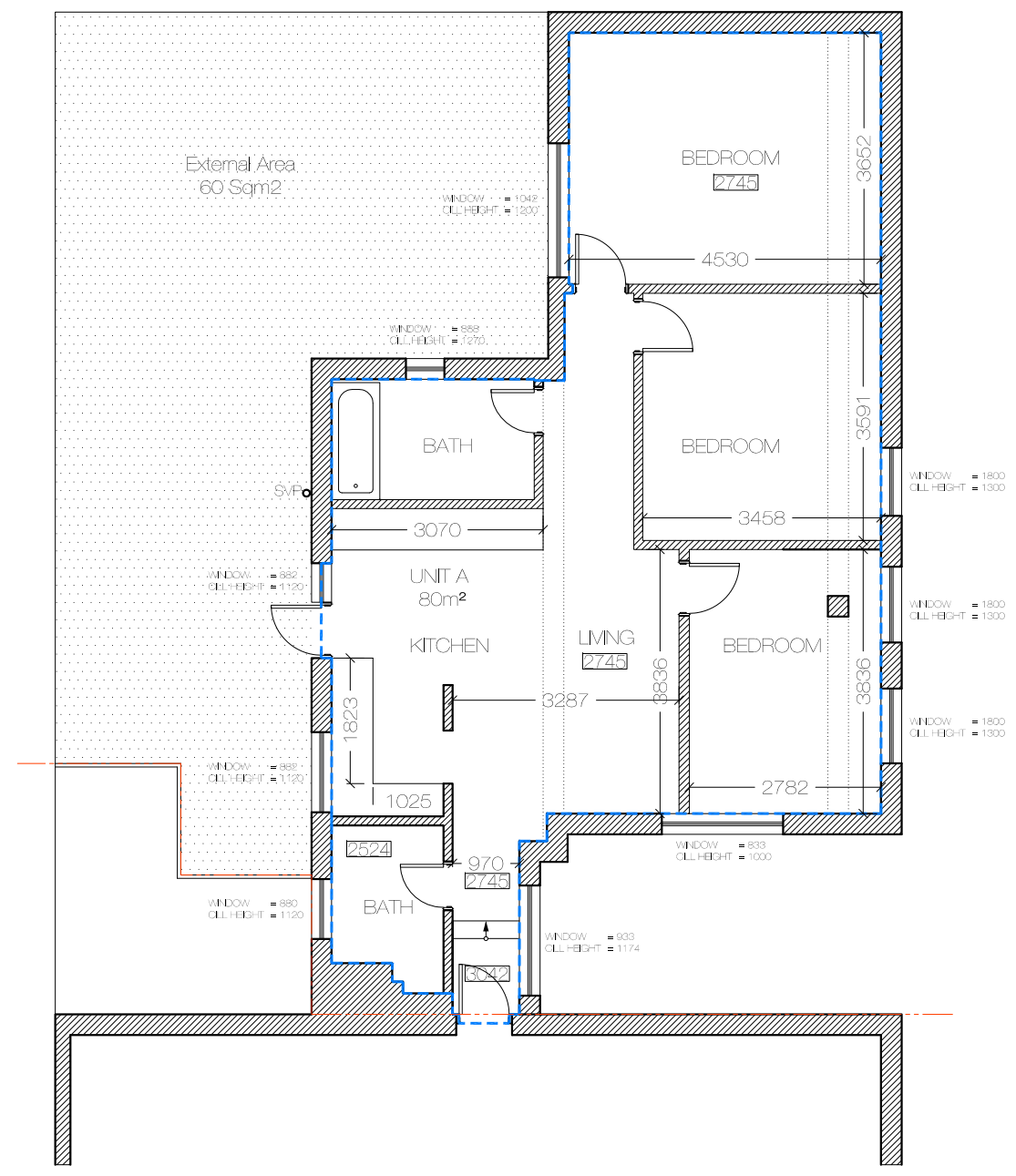
DATE: 18.03.16	SCALE: VARIES	DRAWN: DW	CHECK: DG
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REASON FOR ISSUE:  
PLANNING

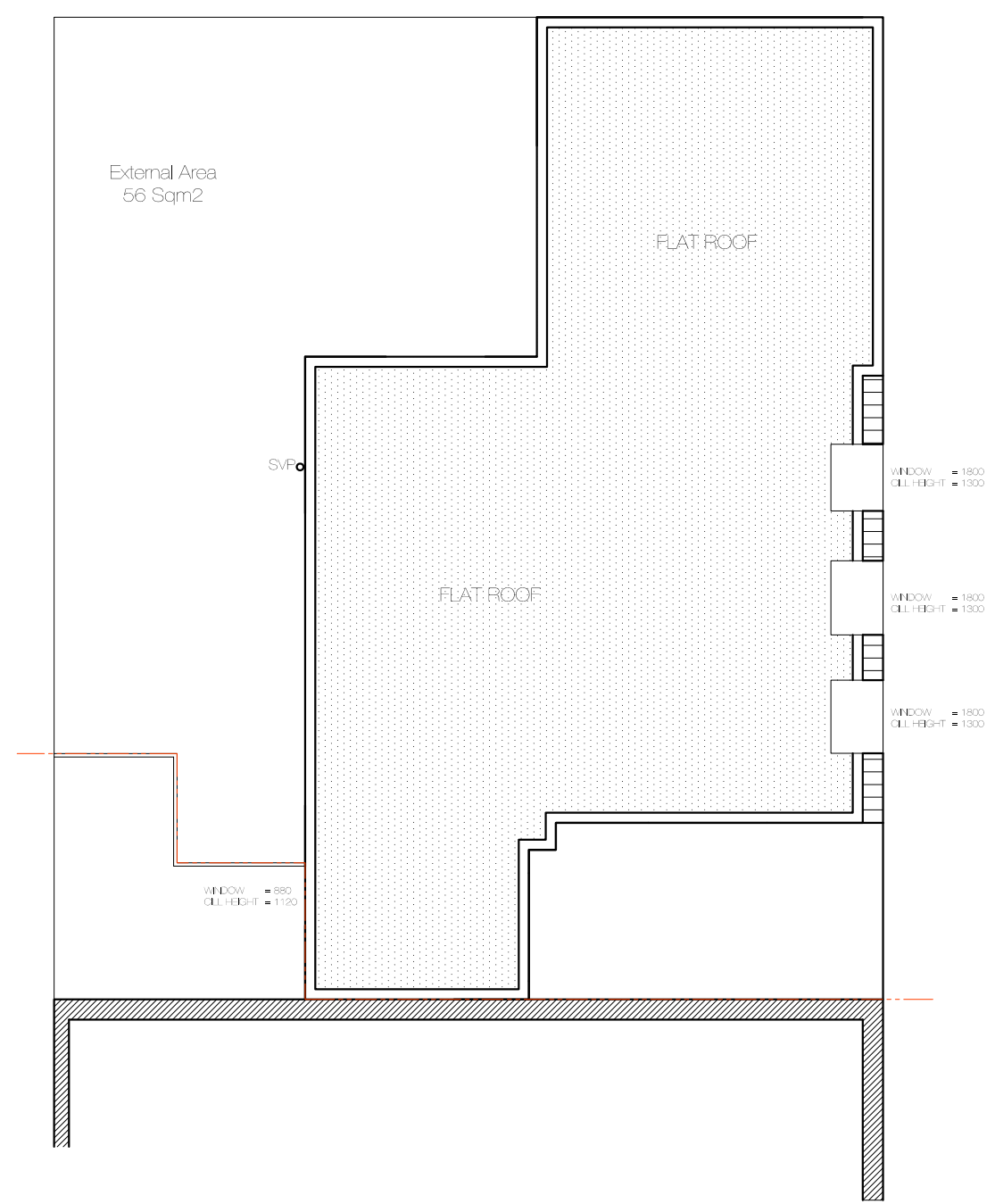


DRAWING NO: 0050_PL_000	REV: -
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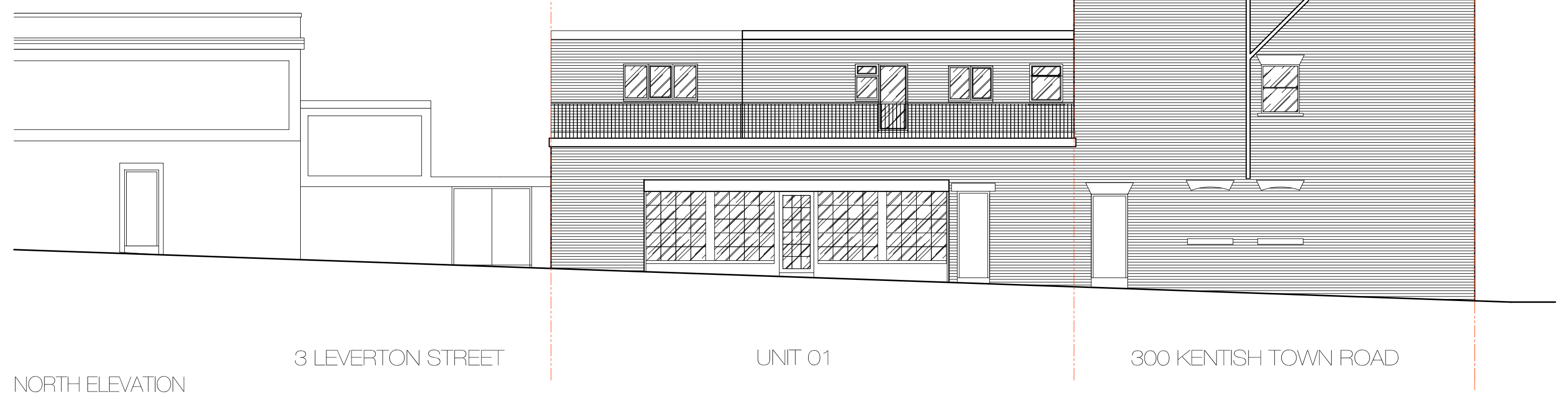




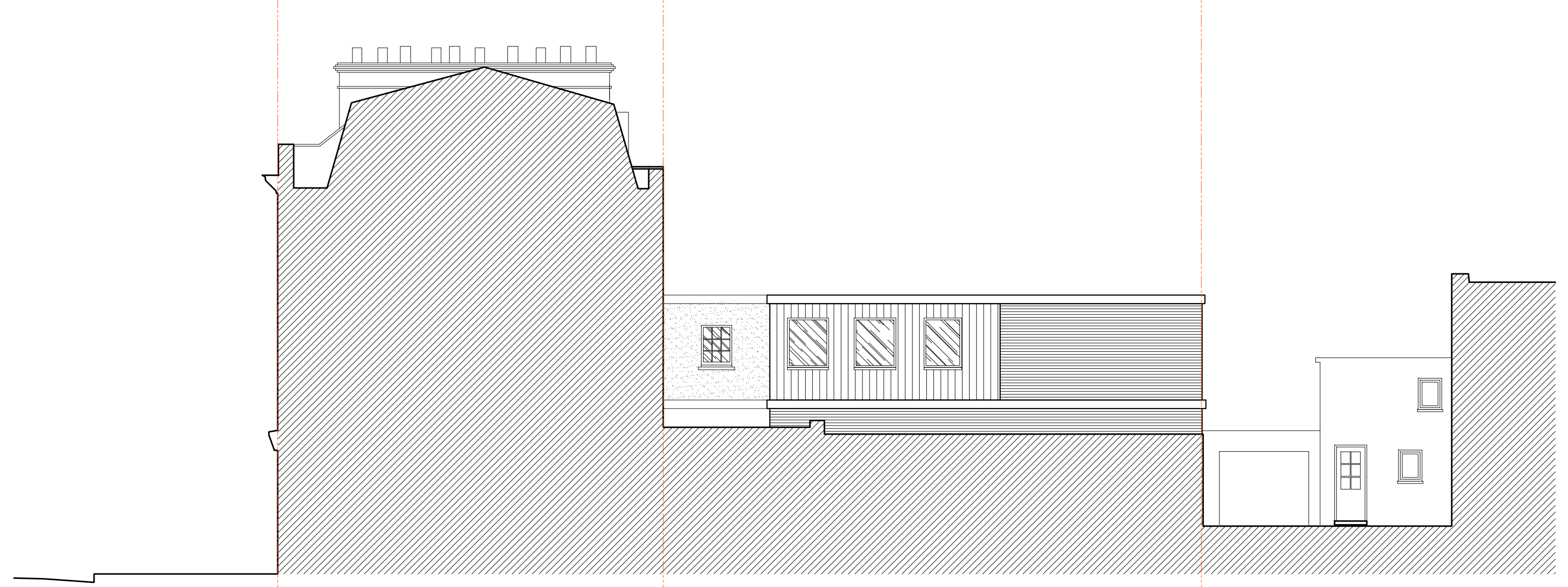
FIRST FLOOR PLAN



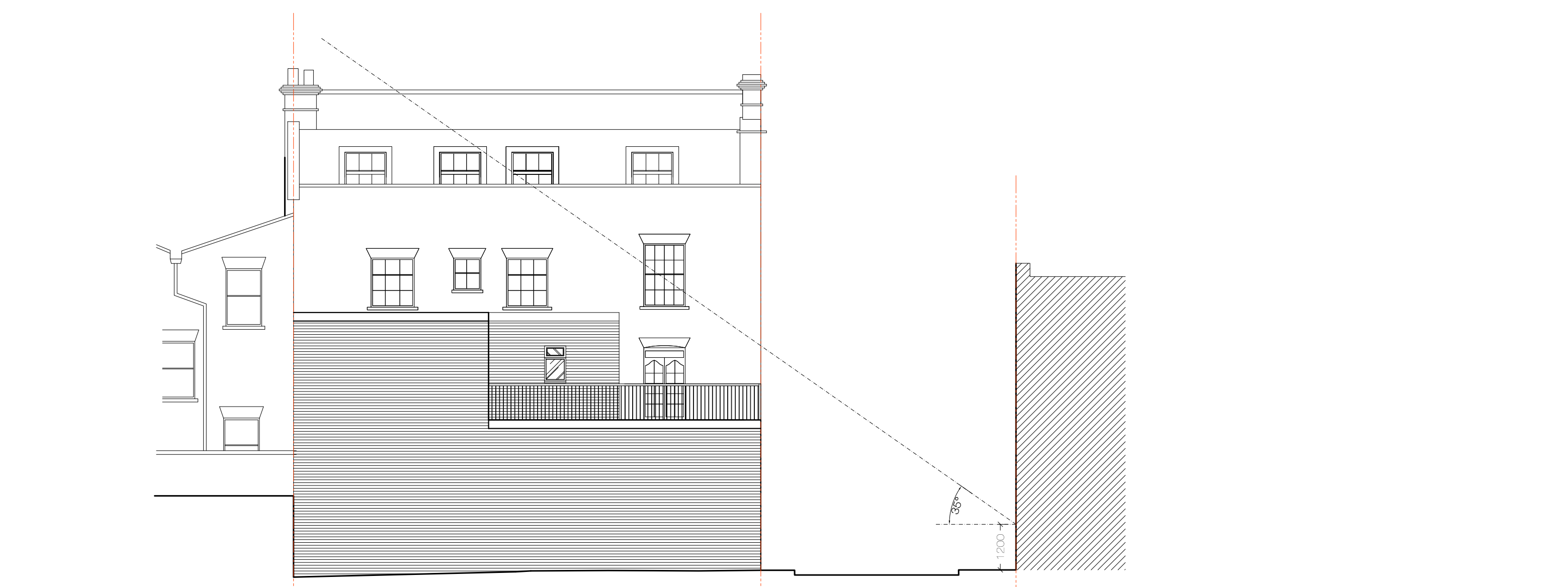
ROOF PLAN



NORTH ELEVATION



SOUTH ELEVATION



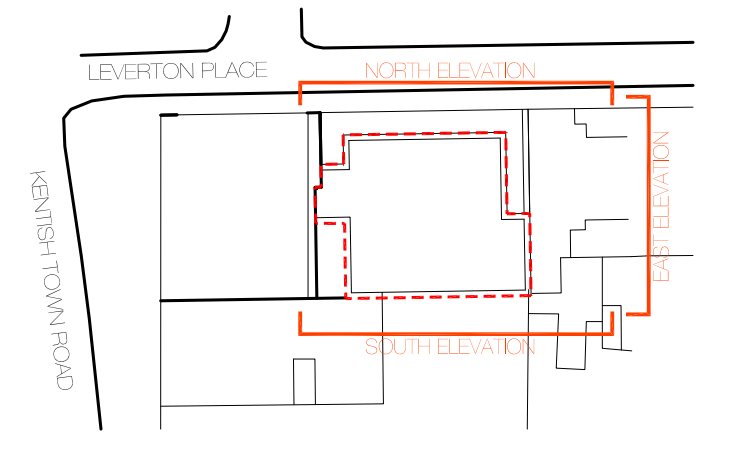
EAST ELEVATION

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NOTES:

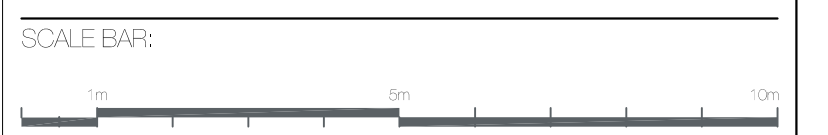


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KENTISH TOWN, NW5 2TG

CLIENT:  
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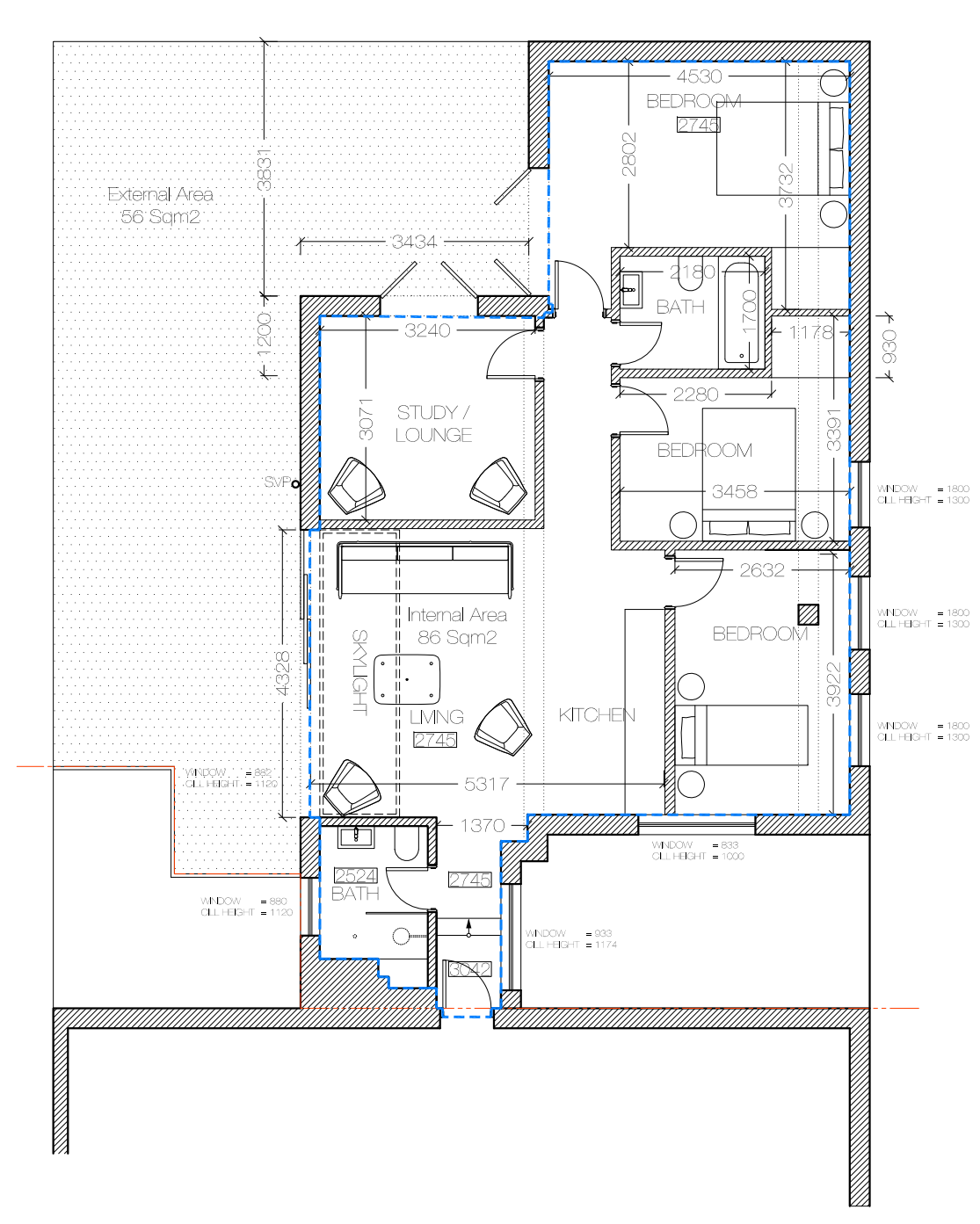
DRAWING:  
EXISTING DRAWINGS  
PLANS AND ELEVATIONS



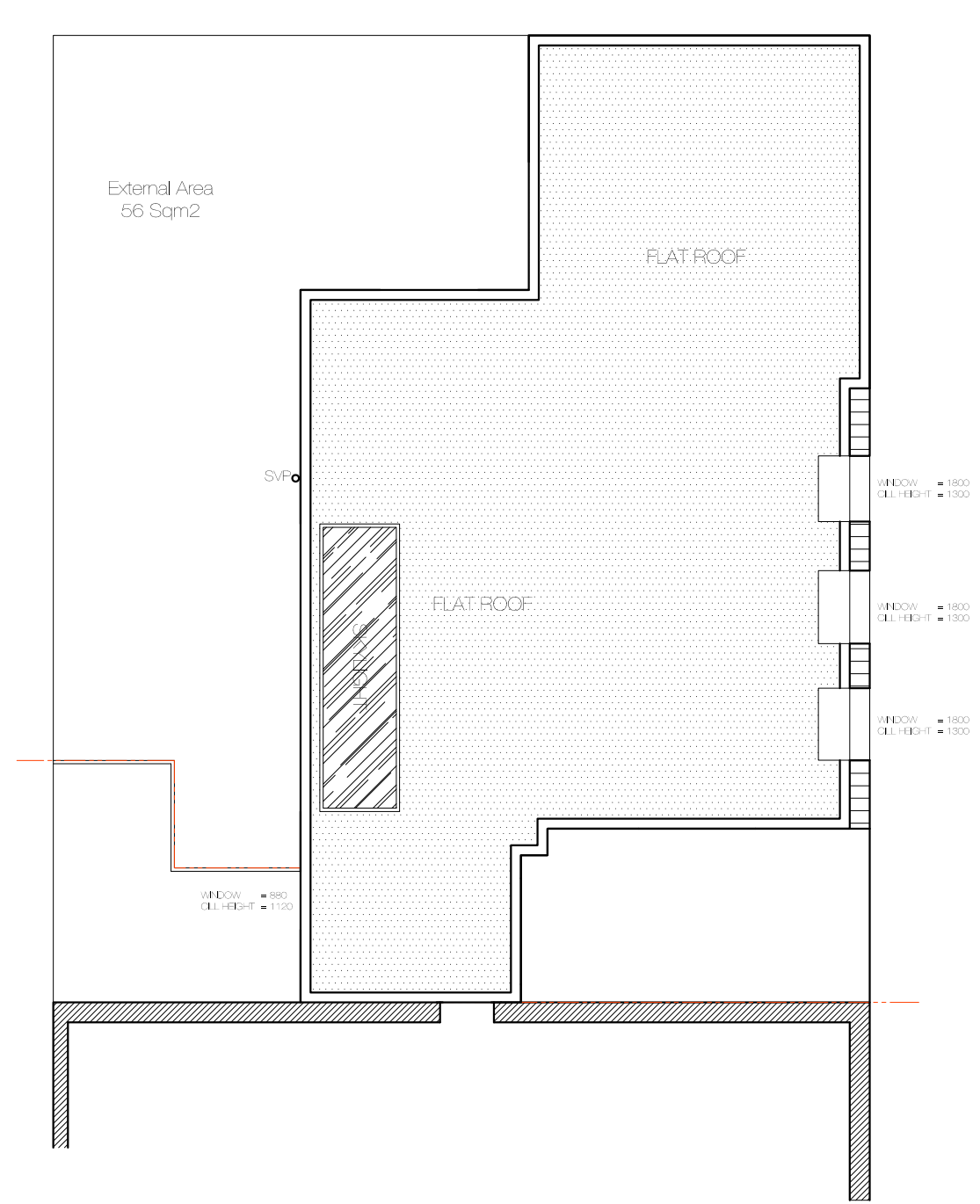
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REASON FOR ISSUE: PLANNING | NORTH: [North Arrow]

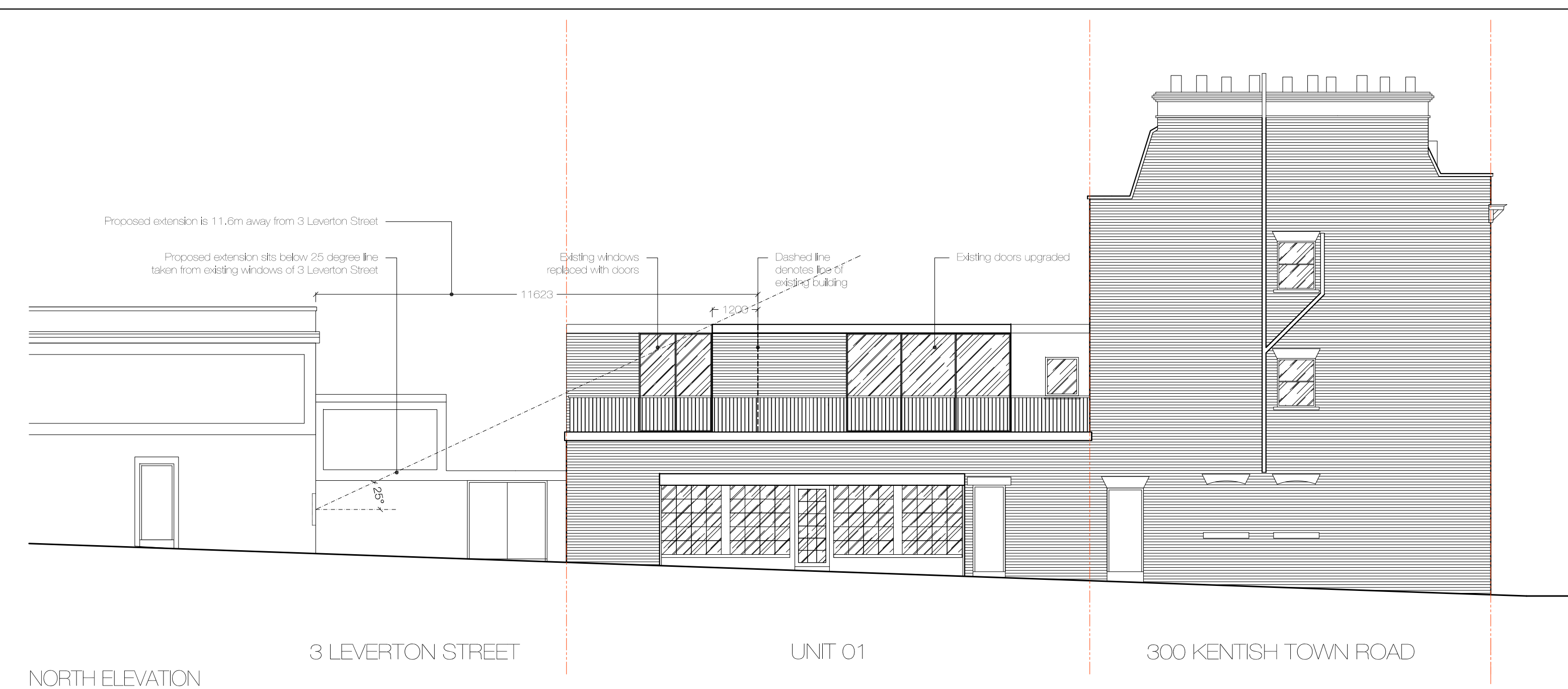
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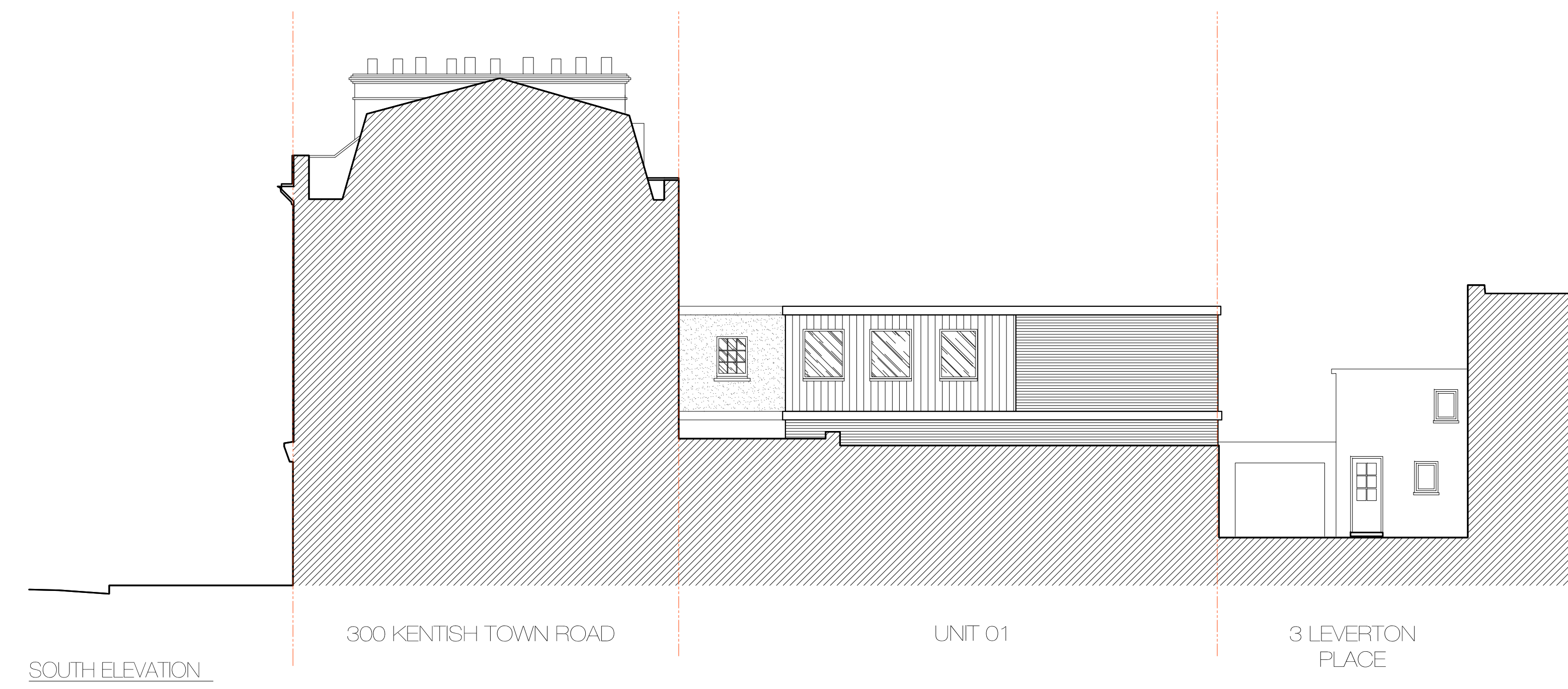
FIRST FLOOR PLAN



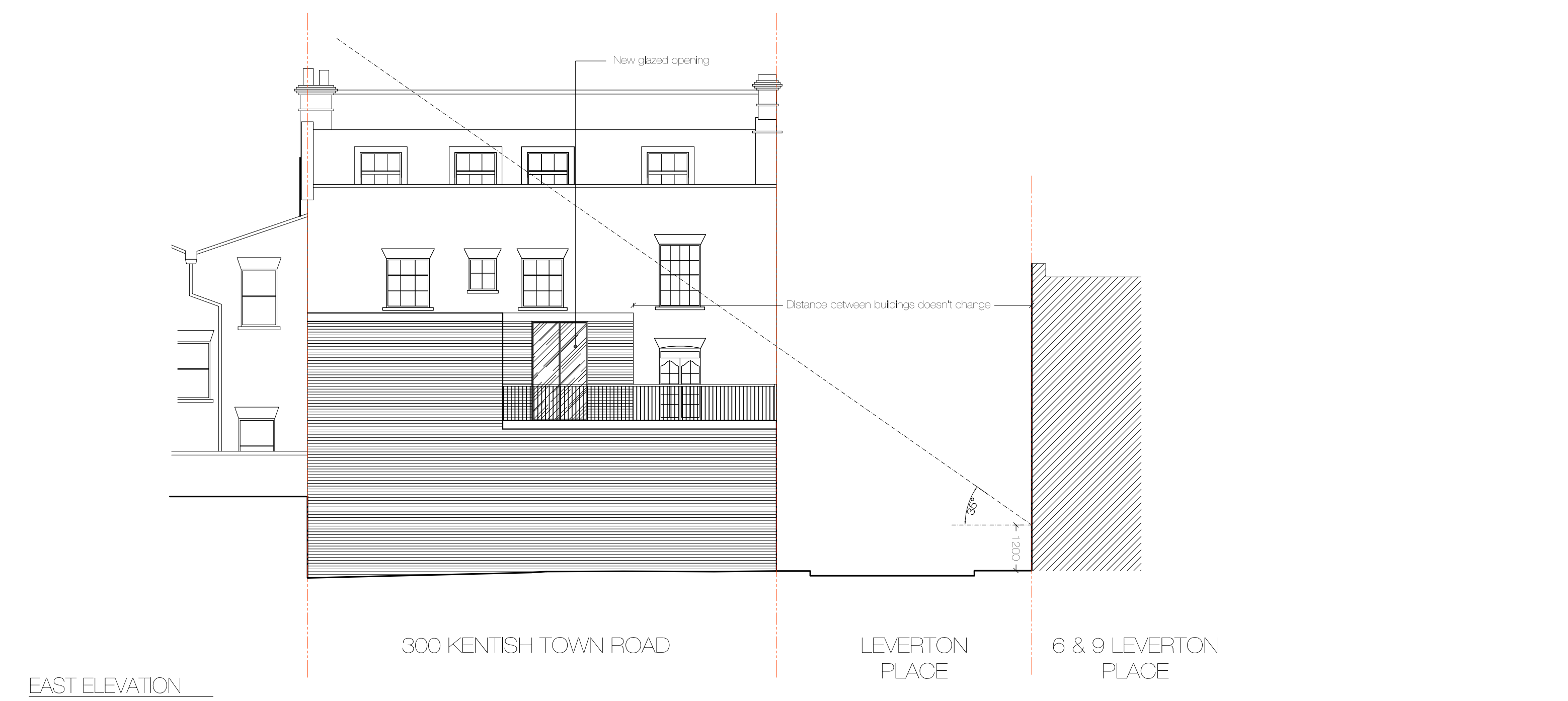
ROOF PLAN



NORTH ELEVATION



SOUTH ELEVATION



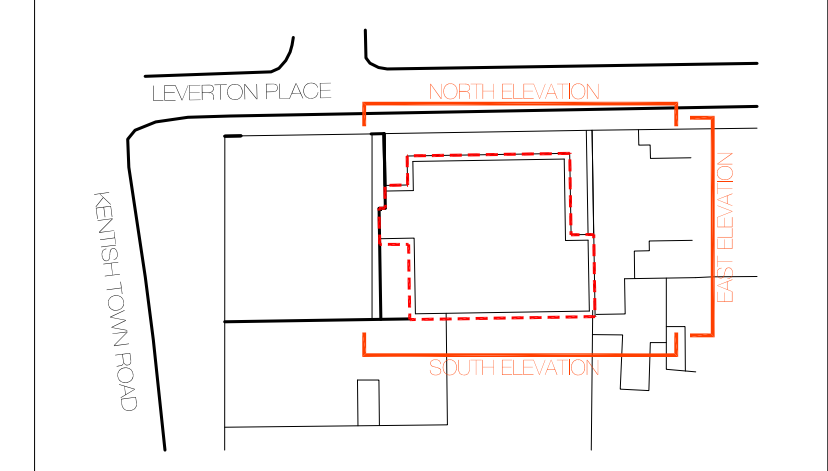
EAST ELEVATION

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NOTES:



REVISION	DATE	COMMENT

PROJECT:  
300 KENTISH TOWN ROAD  
KENTISH TOWN, NW5 2TG

CLIENT:  
HOUSHANG SAKI

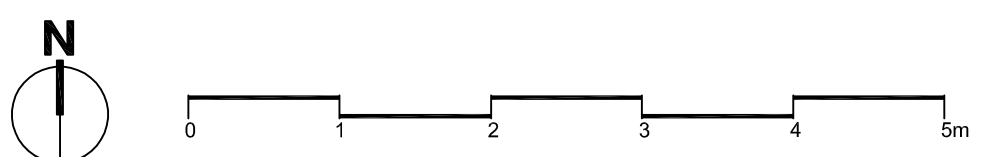
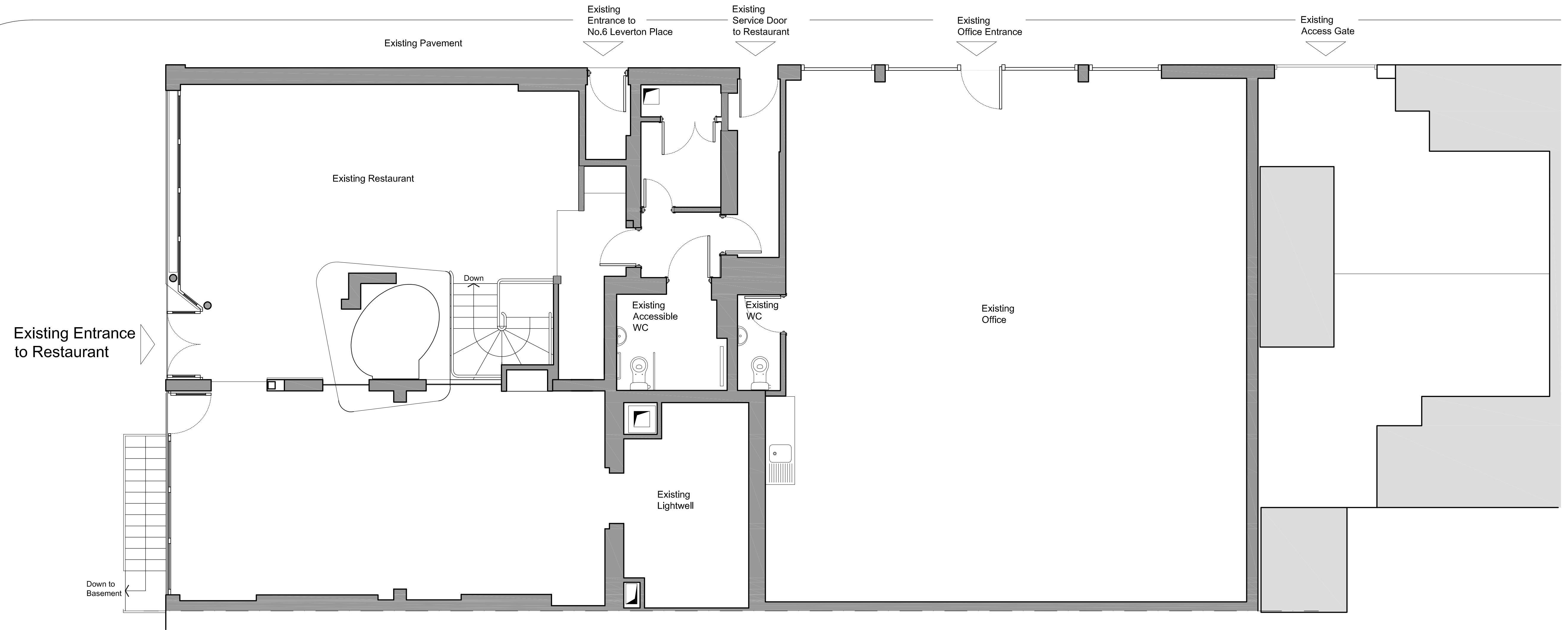
DRAWING:  
PROPOSED DRAWINGS  
PLANS AND ELEVATIONS



DATE: 18.03.16	SCALE: 1:100 @ A1	DRAWN: DW	CHECK: DG
REASON FOR ISSUE: PLANNING		NORTH: ⊖	
DRAWING NO: 0050_PL_001		REV: -	

LEVERTON PLACE

KENTISH TOWN ROAD



PLANNING

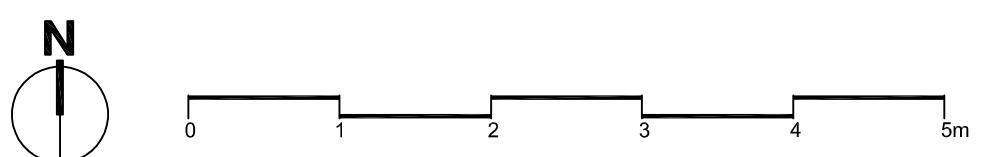
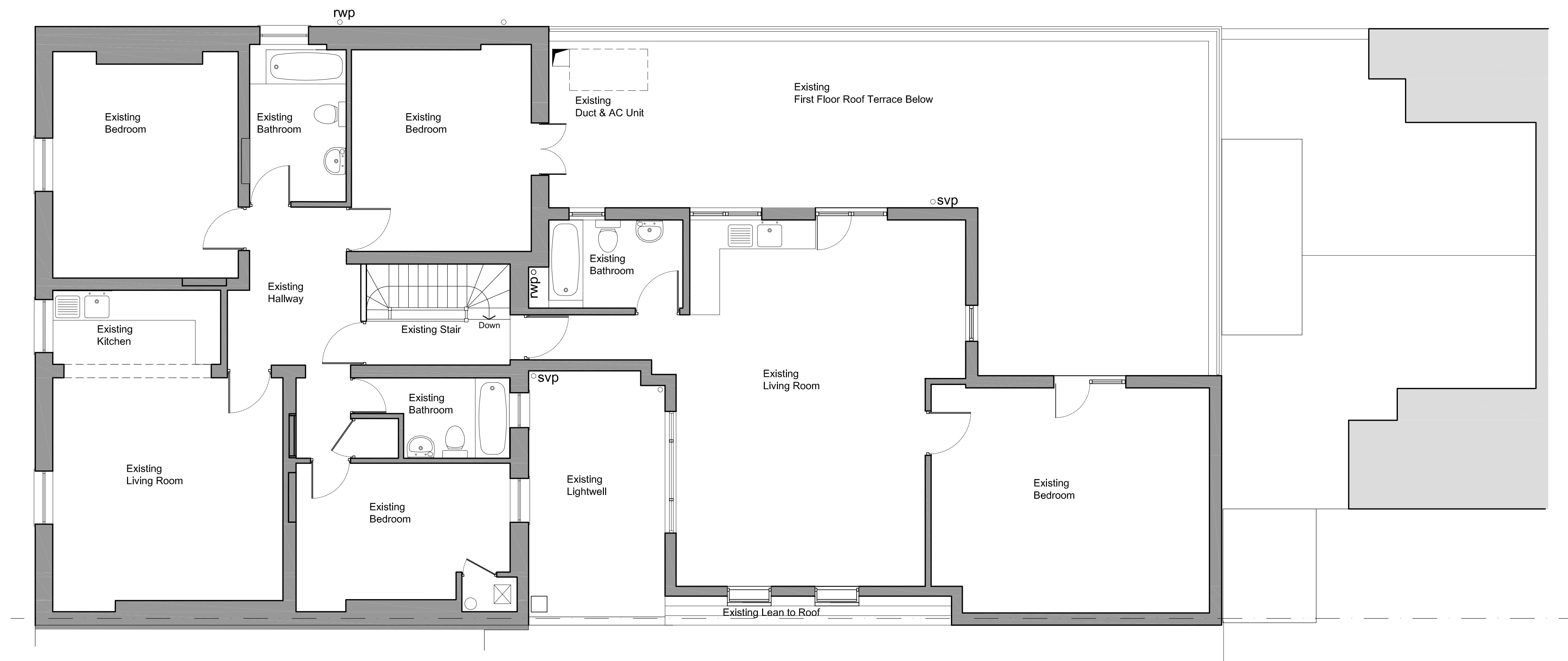
Existing Ground Floor

Location / Project				
6 Leverton Place, London NW5 2TG.				
First Floor Extension: Conversion of Existing 3 Bed Apartment into 4 Bed Apartment				
Date	Drawn by	Checked by	Scale	Drawing Title
Feb 2015	DH	RA	1:50 at A1	

Revision	Date	Note	Author
www.atkinsonarchitects.co.uk 5 Acre Place Plymouth Devon, PL1 4QP 01752 312 616 <small>RIBA Chartered Architects. Copyright. All Rights Reserved.</small>			
Project Number	Drawing number	Revision	
14.14	E_01	.	

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# PLANNING

Existing First Floor

Location / Project				
6 Leverton Place, London NW5 2TG.				
First Floor Extension: Conversion of Existing 3 Bed Apartment into 4 Bed Apartment				
Date	Drawn by	Checked by	Scale	Drawing Title
Feb 2015	DH	RA	1:50 at A1	

Revision	Date	Note	Author
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Project Number	Drawing number	Revision	
14.14	E_02	.	

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6 & 9 LEVERTON PLACE

300 KENTISH TOWN ROAD

EXISTING NORTH ELEVATION



PLANNING

Existing North Elevation

Revision	Date	Note	Author
14.14			

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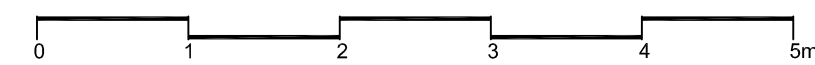
Project Number	Drawing number	Revision
14.14	E_03	.

Location / Project				
6 Leverton Place, London NW5 2TG.				
First Floor Extension: Conversion of Existing 3 Bed Apartment into 4 Bed Apartment				
Date	Drawn by	Checked by	Scale	Drawing Title
Feb 2015	DH	RA	1:50 at A1	





EXISTING EAST ELEVATION



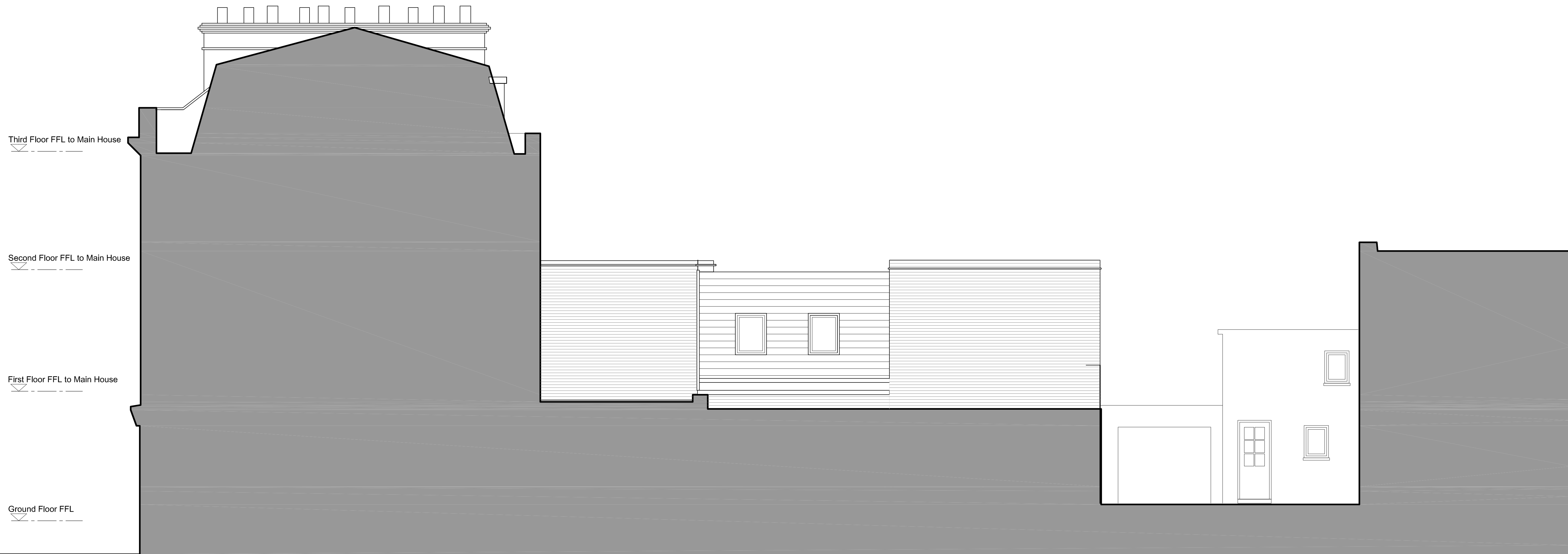
**PLANNING**

Existing East Elevation

Location / Project				
6 Leverton Place, London NW5 2TG.				
First Floor Extension: Conversion of Existing 3 Bed Apartment into 4 Bed Apartment				
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Feb 2015	DH	RA	1:50 at A1	

Revision	Date	Note	Author
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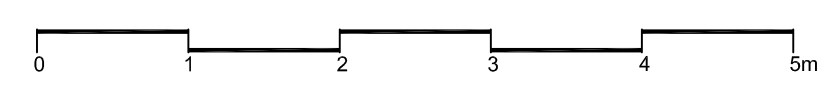
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300 KENTISH TOWN ROAD

6 & 9 LEVERTON PLACE

EXISTING SOUTH ELEVATION



PLANNING

Existing South Elevation

Location / Project				
6 Leverton Place, London NW5 2TG.				
First Floor Extension: Conversion of Existing 3 Bed Apartment into 4 Bed Apartment				
Date	Drawn by	Checked by	Scale	Drawing Title
Feb 2015	DH	RA	1:50 at A1	

Revision	Date	Note	Author
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Project Number	Drawing number	Revision	
14.14	E_05	.	

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