

**Camden Council Customer feedback and enquiries**  
**Comments on a current Planning Application - Ref. 20537918**

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**Planning Application Details**

Year 2016

Number 0817

Letter P

Planning application address 33 Harwood Street

Title Ms.

Your First Name Diana

Initial J

Last Name Broad

Organisation

Comment Type Object

Postcode NW1 8DW

Address line 1 35 Harwood Street

Address line 2 LONDON

Address line 3

Postcode NW1 8DW

E-mail

Confirm e-mail

Contact number



Your comments on the planning application

- side extension will be brought forward and extended. This development is already out of keeping with the other houses in the conservation area.

Trees have already been cut down at side of house (where old extension is). These trees housed a colony of sparrows which have now gone.

There are a considerable number of trees and shrubs which will have to be cut down at the bottom and side of the back garden (the owner does not acknowledge this).

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### Planning Application Details

The 'bunker' at the bottom of the garden will be used as an art gallery, ie not for residential purposes.

The back house extension will have a 'green roof' which will be out of keeping with the rest of the houses. I fear this could eventually be used as a roof garden for residents and plants and this would affect my privacy.

My garden is already badly affected by the back extension which blocks out light and sun.

Basement could set an unwelcome precedent for whole development.

Garden is will 'sunken' which will also be out of keeping with other gardens.

Security is also an issue as the 'bunker' will house an art collection. All the fences and gates for the houses are currently the same and this will affect the conformity.

Neighbours will be badly affected by noise from these extensive building works.

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

[Parking Regents Mews 6.4.15  
planning application](#)

### About this form

Issued by	Camden Council Customer feedback and enquiries Camden Town Hall Judd Street London WC1H 9JE
Form reference	20537918

## NWL SOLICITORS

9 Hampstead West, 224 Iverson Road, West Hampstead, London, NW6 2HL  
**DX** 53656 West Hampstead **Tel** 020 7328 2929 **Fax** 020 7625 2844  
www.nwlsolicitors.co.uk enquiries@nwlsolicitors.co.uk

Ms Diana Julia Broad,  
35 Harmood Street  
London,  
NW1 8DU

Our Ref: SL/RegentsMews/M13-1  
Your Ref:  
sleoussis@nwlsolicitors.co.uk  
Date: 7<sup>th</sup> April 2015

Dear Ms Broad,

**Our Client: Regents Mews (Camden) Management Company Ltd**  
**Property: 35 Harmood Street, London, NW1 8DU**

We have been instructed by the the residents' management company who manage Collard Place, the estate within which your leasehold Property, referred to above, is situated.

You will be aware that there has been a security concern recently in relation to unauthorised parking of vehicles in the estate and the parking space within your leasehold demise has been identified as one of the parking spaces for which there has been such unauthorised parking.

You will be aware that Clause 8 of Schedule 3 of your lease states that you have an obligation "not to transfer, underlet or otherwise part with possession of part only of the Property"; in breach of this leaseholder covenant you have acknowledged that you do in fact sublet part of your Property (the car parking space) and our client accordingly requires this immediately desist.

You may also be aware that this breach of your lease covenants entitles our client to now forfeit your lease under clause 7(c) of your lease.

We trust this shall not be necessary and await your confirmation within 7 days from the date of this letter (being 14<sup>th</sup> April 2015) that you shall stop the illegal subletting of part of your Property.

Should we not receive your confirmation within the required deadline then our client shall have no option other than to escalate this matter, which will involve deactivating your FOB keys and issuing legal proceedings, for which our client shall also be seeking their legal fees.

We look forward to hearing from you.

Yours sincerely,

[Redacted Signature]

NWL Solicitors



Regulated by The Solicitors Regulation Authority  
SRA No. 442385

**Partners**  
Mr Waseem Odeh  
Mrs Angela Caloia  
Mr Spyridon Leoussis

**Regents Mews (Camden) Management Company Ltd**

Residents' Association of Collard Place  
c/o: 17 Collard Place, London, NW1 8DU

Ms Diana Julia Broad,  
35 Harmood Street,  
London,  
NW1 8DU.

18th March, 2015

Dear Ms Broad,

**UNAUTHORISED USE OF PARKING SPACES IN COLLARD PLACE**

You will be aware of the continuing concern of residents of our complex with regard to breaches of security. Following this concern the electric main gates became operated by a fob, and a lock was fitted to the pedestrian gate. Unfortunately these measures to improve security are being compromised by a few residents who continue to allow their parking space to be used on a regular basis by people who are not residents of Collard Place.

I understand that you have already been informed that this practice of "renting out" car parking spaces must cease without further delay, and yet an unauthorised car (burgundy Mercedes E Class, reg. YIW 8384) is regularly seen entering our complex and using your space. The Collard Place Lease Agreement states (3 Schedule, Part 1) states "...that no part of the property shall be used for any purpose other than as or incidental to a private dwelling". Strangers and non-residents have no right to be allowed free access to our complex in this way as it affects the safety and security of us all, and it makes a nonsense of our security proposals.

As you are a relatively new resident it is to be hoped that this matter will be addressed by you without further measures being taken, but if necessary we shall disable the key fob of any resident who continues to allow their parking space to be used on a regular basis by a non-resident.

Your urgent co-operation will be appreciated.

Yours sincerely,

*p.p. The Directors.*  
*Regents Mews (Camden) Management Company Ltd*