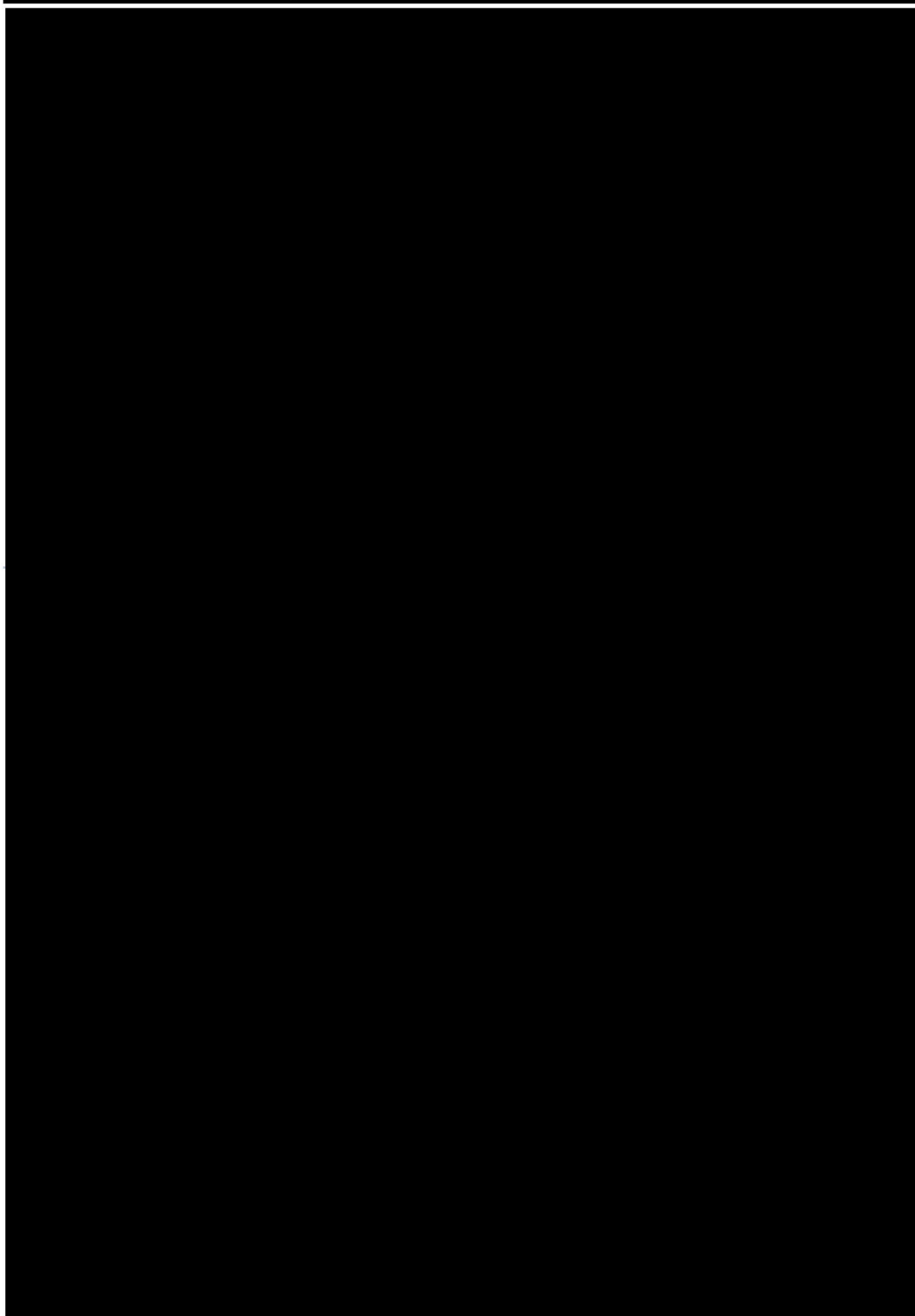


Dawson (development), Barry

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**From:** Lisa Boher [REDACTED]  
**Sent:** 28 June 2016 15:23  
**To:** Planning; Thewarapperuma, Kasuni  
**Subject:** Reference: Application No 2016/2614/P

Dear Sir/Madam,

I am writing with regards to the planning application for 11 Mansion Gardens, West Heath Road, NW3 7NG (Application No 2016/2614/P). Before I begin, I would like to clarify that the application form clearly states that **NO** work has commenced without planning permission, when in fact the work in question in this application (the proposed garage and conservatory) commenced at the start of May, *before* the form was signed. I would also urge you to send out an inspector to investigate these works, and those done over the past two and a half years.

I believe it is vital to provide some background information around this address to be considered. I live [REDACTED] and have done since 2008. In January 2014, work commenced on replacing a broken boiler at the house. A company was brought in, Pimlico Plumbers, who following this initial job have since consecutively installed:

- 2 new boilers
- A new kitchen
- 2 new bathrooms
- extra-large guttering installed around the property
- gas pipes all replaced digging up the driveway
- new driveway
- replaced all windows
- bricked up the garage
- removed the garden at the back of the house and replaced with decking and a hot tub so my view of the Heath is obstructed
- cladding to external Heath facing wall not in keeping with Mansion Gardens
- house entirely wrapped in scaffolding for months on end whilst the roof, all brickwork and other external details were worked on.

Now, some **30 months** of continuous building work later (5 and often 6 days a week!), the new kitchen and bathrooms, in fact all the interior, has been ripped out. The house is an empty shell whilst a new mezzanine floor is installed inside to increase the number of bedrooms from 3 to 5, and the garage has been closed off and converted into a room. It must be noted that all of the above took place whilst the owner refused to move out, so every day for over two years the workmen would arrive and set up, then set down again at the end of each day. In conversation, they have admitted that this refusal to move out more than doubled the length of time this work has taken thus far.

Outside, in the front garden, which is visible to all residents and the public from the main road, large planting has been removed, and tons of earth excavated to start the conservatory. I have attached photos of the works as they stand currently and since May, with foundations for the conservatory in place. In addition, the wall has been removed ready for the new parking area. And all of the above has taken place without any planning consent. In addition, it is worth noting that the removal of the garden at the back of the property has involved cladding one of the Heath-

facing walls in non-regulation brickwork which is not in keeping with the character of these Ted Levy properties.

I cannot stress enough how disruptive and upsetting this work has been thus far, and continues to be. My house is covered in dust, sand and dirt, and I have had to request window cleaning by the owner of number 11 on a number of occasions in order to see out of the windows! In fact, I have not been able to open my windows for ventilation for over two and a half years now due to the environment created by this excessive and never-ending work.

There have also been years of obstruction with all the vans that come and go, and I am blocked in my drive on an almost daily basis. This is a private single lane road, and having up to 6 large vans onsite at a time for the first 18 months has taken its toll on the road surface. At that point, the other owners had had enough and finally the Pimlico workers started parking on West Heath Road after increased opposition from other residents. However I am still blocked regularly whenever a delivery is due, which is a few days a week. I was working from home during 2015 but have now been forced to change jobs as the noise and dust was damaging my health and wellbeing and I could no longer be around my house during the day due to the incessant drilling, banging and diggers.

On another, more serious, note, the arguments around parking for residents came to a head when the owner of number 11 threatened to hit me after I had a guest visit me for one hour at my house in February 2016. I had to call the police and Mr. Bloomfield has been sent a warning letter from West Hampstead police regarding his behaviour. It left me very shaken up, and I had my elderly mother staying with me at the time who was very frightened by his aggressive behaviour.

In all, 30 months of major building work has taken its toll. We have suffered constant noise, dirt and disruption over the past two and a half years, and now what was promised as the final job of 'landscaping the front garden' has become a paving over of existing green space bordering the Heath, and the new 'proposed' (although already in progress!) parking will lead to the blockage of the only access point to Mansion Gardens for all residents whilst it is constructed, as the parking is only a few feet from the gate to the road.

Finally, I would like to point out that although we have few residents and therefore won't achieve the large volume of objections that similar work on a public highway would attract, it is something that we all feel very strongly about, and I would respectfully ask that you take the same consideration to all of the issues raised here as you would for a similar application surrounded by larger numbers of residents.

Although not affecting the large numbers that a proposal on a public thoroughfare would garner, it is important to note that even though there are only 9 properties on the entire road, we have all been affected and right of way, in fact the only access in or out, is next to this property. Nobody has been informed or consulted, and work has continued apace regardless of planning or consent. In short, what was a lovely green area with friendly neighbours has become a building site for over two and a half years, with no end in sight. And please also note that this is now approaching month 31 of constant work with no let up since January 2014!

Quite simply, this major residential project has caused untold angst, stress, noise, dirt, pollution and obstruction in what was once a peaceful Heath facing green and tranquil space. I respectfully ask that you do not grant this application and stop the existing works as no work should commence until a decision has been made. I would also request that you send an inspector out as soon as possible to investigate whether this work (and all previous) should be taking place at all when planning has not been approved.

I thank you for your careful consideration with regards to the negative impact this work will have and is, indeed, already having.

Kind regards

Lisa Boher

Encs.