STRATHRAY ESTATES LIMITED
64 NEW CAVENDISH STREET
LONDON
W1G 8TB

Telephone No: █████████
Fax No: █████████

The London Borough of Camden
Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

19th September 2016

By email: planning@camden.gov.uk

Dear Sirs,

Re: Planning Application: 2016/4363/P
        Site Address: Garden Flat 12 Strathray Gardens, London NW3 4NY.

We are the freeholders of 12 Strathray Gardens, London NW3 4NY and have seen sight online of a planning application for the erection of a single storey side and rear extension to the lower ground floor flat.

We would put on record that no Notice has been served on Strathray Estates Limited who are the freeholders and therefore we feel that this is an unlawful application but in any event we would strictly oppose the application as delivered strictly on planning grounds because we feel that this is an over-development of the site which is situated in a conservation area. In addition and far more importantly the proposed side extension would completely block the access from the front to the rear of the building. The freeholders reserve rights over the side access and rear garden in order to carry out maintenance to the elevations of the building. If this side extension was allowed there would be no access and it would be impossible to erect scaffold etc in order to effect repairs on the side and rear elevation and in addition repairs to the roof would be impossible. The freeholders are responsible for maintenance of the building and flat owners pay a proportionate service charge. Whilst the rear garden is in the ownership of the applicant Ms Zilkha, it has not been taken in to consideration that the freeholders have rights over the side entrance and rear garden in order to carry out repairs and for this reason the application relating to the side access should be refused, in addition it is our opinion that the proposed rear extension will be unsightly and again would not confirm to a conservation area.

Yours █████████

ANDREW MICHAELS
Strathray Estates Limited