

London Borough of Camden  
Planning Authority  
2<sup>nd</sup> Floor  
5 St Pancras Square  
c/o Town Hall  
Judd Street  
London WC1H 9JE

Flat 9, Manor Court  
152 Abbey Road  
London NW6 4ST

13<sup>th</sup> October 2016

2016/5383/

Dear Sir/Madam

Before I state my objections to this planning application, I want to make the following points.

As a secretary and director of 152 Abbey Road Ltd (the free-holders) I was approached in May 2016 by Mr Geoffrey Gay and Mr Daniel James (surveyors for Stripecross Ltd, 6 Brechin Place SW7 4QA, mobile number 07836 373 523) stating their intention of building a dwelling on top of Manor Court. They explained that they are a big company and having many subsidiary companies including their own in-house building company. Not once during the conversation they mentioned the need for planning permission and assumed that we have no right or say in this matter.


This prompted us to take legal advice and attempted to ask them to dispose of their interest in the airspace above Manor court. When we bought the collective enfranchisement Stripecross did not offer us the first right of refusal (for the purchase of the airspace lease). On the 28<sup>th</sup> June 2016 we served Section 12B notice (of the Landlord and Tenant Act 1987) on Stripecross to dispose of their interest in the airspace above Manor Court. They refused and re-stated their intent to build new dwellings on top of Manor Court.

I am writing to you in response to the letter we received from Savills on the 5<sup>th</sup> October but dated the 29<sup>th</sup> September 2016. They wrote on behalf of the applicants (Stripecross Ltd) giving us 21 days from the 29<sup>th</sup> September 2016, to respond to you (Camden Council) as part of formal consultation required for the building application (instead of 3 weeks they are giving us 2 weeks to respond). We are surprised as we thought that legally it would be Camden Council's role to inform people affected by any planning application.

Besides this I would like to state that;

1. The roof is not strong enough to take an additional unit and the structure of the building (1960's) which is over 55 years old will not take additional load. We have already repaired cracks in our flat.
2. There is not available space for car parking for additional units.
3. The proposed dwelling will extended our building making it 4 storeys high. We do not have a lift in place. Stripecross lease do not give them the right to install a lift. It is not possible to add a lift to the building without infringing on the space of the flats.
4. Infringement of individual liberty of each freeholder and tenant (12 flats). This would include noise and dust and excess to our roof through our common area.

Kind regards

  
Ludgarda Salman and  
Secretary and Director of 152 Abbeyroad LTD

  
Salam Salman

29<sup>th</sup> September 2016

Flat 9  
Manor Court  
152 Abbey Road  
London  
NW6 4ST

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Dear Sir/Madam,

**Manor Court, 152 Abbey Road**

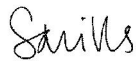
**Planning Submission**

We write on behalf of the applicant to advise that a planning application has been submitted to the London Borough of Camden for the following development:

*'Erection of single storey flat roof extension to provide 4 x residential flats (C3 Use Class)'*

Notice 1 is included with this letter as part of the formal consultation required for this application submission.

Yours sincerely



Savills

**Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION**

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

**Proposed development at:**

Name or flat number	
Property number or name	Manor Court
Street	152 Abbey Road
Locality	
Town	London
County	
Postal town	
Postcode	NW6 4ST

**Take notice that application is being made by:**

Organisation name	Stripecross Limited		
Applicant name	Title	Forename	
	Surname		

**For planning permission to:**

Description of proposed development
Erection of single storey flat roof extension to provide 4 x residential flats (C3 Use Class)

Local Planning Authority to whom the application is being submitted:	London Borough of Camden
Local Planning Authority address:	London Borough of Camden 2nd Floor, 5 Pancras Square c/o Town Hall, Judd Street, London, WC1H 9JE

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

**Signatory:**

Signatory	Title	Forename	
	Surname	Savills	
Signature			

Date (dd-mm-yyyy) 29-09-2016

**Statement of owners' rights:** The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

**Statement of agricultural tenants' rights:** The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

Print Form

London Borough of Camden

2nd Floor

5 Pancras Square

90 Town Hall

Judd Street

London WC1H 9JE

Your reference No Planning Application  
2016/5383/New (w/charge to P)

14<sup>th</sup> October 2016

Dear Sir / Madam

Planning Application at Manor Court,

152 Abbey Road, London NW6 4ST

Erection of <sup>single</sup> storey flat roof extension to provide  
4 x residential flats (C3 use class)

Further to the letter we received from

Savills dated 29<sup>th</sup> September 2016 and the Notice  
1 Form regarding the planning application proposal  
from Stripecross Limited to build 2 additional  
flats on top of each block of Manor Court we  
would strongly object to this proposal and we  
outline our objections below:

Each block at Manor Court has 6 flats, 2 to a  
floor on 3 levels. At the rear of the property  
is a small car park for the owners and tenants  
to park. The front of the property has grass and  
a high hedge.

### Structure

When these blocks were originally built they were designed for 3 storeys only and we are very concerned that the original foundations will take the weight of the new flats. How would the extra weight be disposed between each existing floor?

### Car Park

At the rear of the 2 blocks of flats there is a small private car park with limited spaces. Adding 4 flats to this side could not cater for extra cars. It is one permit holder per flat and no parking for guests as there just isn't room. To have a private car park in the grounds of the flats is a very important factor to those who live there.

### Bins

At the rear of the property are 2 communal bins. To have 4 more flats would mean an additional communal bin which would lose another parking bay.

### Trees

At the rear of the property are a line of trees to give privacy. These are kept trimmed. Any new flats built on top of Manor Court would be overlooked and vice versa. Grow the trees taller this would block out light to the rear of the buildings.

### Noise

Anyone who lives on the top floor of the existing

building will have to contend with noise from above

### Communal Areas

The building of 4 Flats means more people in the communal areas inside and outside.

The only outside space is a smallish garden in the front which is laid to grass and faces south.

Furthermore Stridecross are not an owner of any Flats or any part of the building at Manor Court. We are questioning the whole legitimacy of Stridecross's eligibility and if they have a right in the first place to make this claim. Therefore the collective solicitors representing the Flats at Manor Court are now dealing with these matters to see if Stridecross have title in the first place.

Whilst this legal dispute is happening we feel the the Council should not consider this application until it is legally resolved.

Yours Faithfully

