

London Borough of Camden

2nd Floor

5 Pancras Square

1/6 Town Hall

Judd Street

London

WC1H 9JE

Your Reference No - Planning Application  
2016/5383/New (will change to P)

17<sup>th</sup> October 2016

Dear Sir / Madam

Planning Application at Manor Court  
152 Abbey Road, London NW6 4ST  
Erection of single storey flat roof  
extension to provide 4 x residential  
flats (C3 use Glass).

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Further to my letter of 14<sup>th</sup> October 2016  
objecting to the above planning application  
I would like to add the following comments to  
my letter of 14<sup>th</sup> October 2016 (see enclosed  
copy)

When the collective enfranchisement was  
bought, Stripecross Limited did not offer us  
the first right of refusal (for the purchase of  
the airspace lease). On 28<sup>th</sup> June 2016 we served  
Section 12B notice (of the Landlord & Tenant Act 1987  
on Stripecross to dispose of their interest in the

airspace above major Court. Stripcross  
have not answered.

The planning application is also an  
infringement of individual liberty of each  
Resident and tenant (12 flats)

This proposed application will extend our  
building making it 4 storeys in height.  
We do not have a lift in place. Stripcross  
limited lease does not give them the  
right to install a lift.

As mentioned in my previous letter  
we have no space in the car park for  
additional cars and that the roof of  
the building will not be strong enough  
to take an additional unit and the  
structure of the building (1960's) will not  
take the additional load.

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

Yours Faithfully

Enc

Copy of letter date 14/10/16.

London Borough of Camden  
2nd Floor  
5 Pancras Square  
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Judd Street  
London WC1H 9JE

Your reference No Planning Application  
2016/5383/New (with change of use)

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  
Saville & Co 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 Stripcross are not an owner of  
any Flats or any part of the building at Manor Court.  
We are questioning the whole legitimacy of Stripcross'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  
Stripcross 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