

Manor Court
152 Abbey Road
London NW6 4ST

Development Management
London Borough of Camden
Town Hall
Judd Street
WC1H 9JE

3rd November 2016

Your Reference No Planning Application 2016/5383/P

Dear Anna

152 Abbey Road London NW6 4ST
Erection of single storey flat roof extension to provide
4 x residential flats (C3 use class)

As case officer for the above planning application we would like to strongly state our objection to these plans.

Firstly to recap on my letter of 17th October 2016 when the collective enfranchisement was bought, Stridecross Limited did not offer us the first right of refusal (for the purchase of the airspace lease). On 28th June 2016 we served section 12B Notice (of the Landlord & Tenants Act 1987) on Stridecross Limited to dispose of their interest in the airspace above Manor Court. Stridecross have not answered.

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

Here are our objections

The height of Manor Court will increase from 3 to 4 storeys which will overshadow the area.

The building of an extra storey at Manor Court will mean loss of light & privacy for the building directly behind Manor Court & the 4 new flats being built.

There is no provision at all for disabled access.

There is no lift proposed.

By creating 4 more flats at Manor Court on this site there will be more people in the communal areas, including the stairwell and the garden which is laid to lawn at the front of the property.

Noise. Tenants on the top floor of the original flats will have to contend with people living above them.

We are very concerned that the structure designed for 3 storeys in the 1950s will hold the additional storeys especially the foundations, walls and ceilings. How will the weight be dispensed?

At the rear of the property is a private car park for Manor Court only. It is small and has no extra room for 4 more flats to park. Having your own car park is what helped the owners of the flats choose to live at Manor Court in the first place.

At the rear of the property in the car park ~~are~~ are commercial bin storage. An additional bin at least will be needed, taking up more of the car park.

Provision for Bike Storage has been made in the car park at the rear of the property. The application states provision is being made because of the local cycle network and transport links - inferring there really is no need for a car. Many of the tenants do have cars and do not cycle on the busy roads.

The new storey is not in keeping with the rest of the building which is brick built.

The new storey is set back on the roof of the original block. How will the rain water safely drain from one flat roof, to the sides of the old flat roof?

Furthermore Stridecross Limited are not an owner of any flats or any part of the building at Manor Court. We are questioning the whole legitimacy of Stridecross Limited 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 that the Council should not consider this application until it is legally resolved.

Yours sincerely