

**63, NETHERHALL GARDENS,
LONDON NW3 5RE
0207 794 7492**

Ms. Laura Hazelton,
Planning Officer,
Planning Solutions Team,
London Borough of Camden
17th. January 2017

Dear Ms. Hazelton,

RE. 70 Maresfield Gardens London NW3 5TD

Retrospective planning permission for replacement timber windows to 8 x residential units in block Application number: 2016/3887/P for Full Planning Permission

Regarding the above application, I wish to request the application is refused.

70, Maresfield Gardens is a very attractive Edwardian house.
It is a very important building within our Conservation Area.

In a Conservation Area all repairs and changes must be "Like for Like" Residents have to conform to this, and, I believe Camden Council should, also.

Many of the windows are not easily viewed from the street.
Other neighbours and I requested access to the building and the large garden, which was given by a resident..
We noted the new windows lacked the upper section, which can be opened.
Plus a number of the windows appear NOT to have been fitted correctly

(In fact the new windows give the appearance of being made from uPVC. However we were told the new windows are made of wood. But appear to be of soft wood. Not hard wood.)

A lot of work appeared to take place during 2013 / 2014. (Scaffolding was installed for a long time.)

Additional observations.

We noted that some of the exterior decorative Shutters are missing? I believe they were removed by the Contractors. Some of the paintwork is already peeling on the shutters and windows..

Also, some of the Shutter fittings are different from the original, or are missing?

During the time the exterior work was being carried out, I had to deliver an item to one of the Residents. I saw water was leaking from the roof / ceiling onto the first floor landing, into a large container. I recall being horrified at the amount of the water.

I have spoken briefly to one of the Leaseholders at 70, Maresfield Gardens, and I believe the requirements, including consultations, under Section 20 of the COMMONHOLD & LEASEHOLD REFORM ACT 2002, were not applied??

I believe the law requires that leaseholders must be consulted before the landlord carries out qualifying works or enters into a long-term agreement for the provision of services. I believe that Freeholders who are local Councils have to conform to this Section, dis Camden Council??

Yours sincerely,

Sheila Jalving (Mrs.)