



Ramzan and Sons Investments Ltd

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234-236 High Road

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London

NW10 2AX

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

Our Ref: MMR/CW

2nd March 2017

RECORDED DELIVERY

For the attention of Ms Evelyn Jones

Dear Sirs

Re: 7 Lyncroft Gardens, West Hampstead, London NW6 1LB

We refer to our pleasant telephone conversation with your line manager and subsequently with yourself about the previous application number 2016/5872/P, which was submitted by our architect, Saloria of Dalmeyer Road. Obviously they advised us in conjunction with the builders who have undertaken the building work that the windows we were replacing with UPVC would be acceptable to the authorities. On the basis of this we proceeded. We were therefore not expecting your refusal of planning permission for the windows.

As you will note from the photographs provided, they were a mixture of metal, timber and UPVC windows (sash and casement), whereas we have taken the view to modernise the entire building which is HMO use, to a better standard and to improve the habitable accommodation for the tenants to enjoy.

Obviously our decision was purely based on being in conformity and to have due respect for the appearance of the building and the character and appearance of the West End Green Conservation Area, which you will see on your visit. We have gone over and above to retain that quality.

Therefore, since the work has already been carried out and has cost us a considerable amount of money and we have a contractual obligation for the tenants to move in as the work is completed, it would have a devastating financial impact on us. Needless to say it would have a consequential knock on effect on our contractual obligations to our tenants.

Hence we wish to submit a fresh application on the basis of the advice given by your line manager and by yourself, as a retrospective application. We would be grateful if this could not

Registered Office: 234-236 High Road, Willesden, London, NW10 2AX England. Registered No. 06817510

Directors: Malik W Ramzan, Y Ramzan, Mrs Sameela Ramzan and M H Ramzan

be prejudiced in any way by the previous application, as we have not done anything wrong but have improved the quality of the facilities and fabric of the building, which is very important with respect to the heating bill as it will now retain more heat, and the noise level will be far less than what was experienced with the previous out of date and exhausted windows which were of no use.

We would respectfully urge you to apply your due diligence and kind cooperation in this matter by allowing this application to be approved in order not to disturb the building and incur unnecessary expenses, and above all our tenants, thereby having a knock on effect on our rental business.

Thanking you for your kind cooperation in this matter.

Yours faithfully
For and on behalf of
Ramzan and Sons Investments Ltd

Malik M Ramzan
Encs.



Malik Ramzan <malik.ramzan@malikandmalik.co.uk>

Application Receipt: Form 1 Collect proposal PP-05880756v1

1 message

notifications@planningportal.co.uk <notifications@planningportal.co.uk>
To: malik.ramzan@malikandmalik.co.uk

2 March 2017 at 23:46

Application Ref PP-05880756v1

Your Local Planning Authority, Camden Council has received your online Householder planning permission application and will now validate it within their normal work flow and timescales.

Application Details

Applicant: Mr Malik Mohammad Ramzan, Ramzan and Sons Investments Ltd
Agent:
Application site address: 7, Lyncroft Gardens, LONDON, NW6 1LB
Date of submission: 18:03 on 02 March 2017

If they need more information or have any queries they will contact you direct.

Please note that this message does not constitute the formal acceptance of your submission by Camden Council.

For further information on the progress of your online application please contact:

Camden Council
<http://www.camden.gov.uk/planning>
planning@camden.gov.uk
02079744444

This email is for information only. Please do not reply. For help with Planning Portal issues please email support@planningportal.co.uk

www.planningportal.co.uk

Email: planning@camden.gov.uk
 Phone: 020 7974 4444
 Fax: 020 7974 1680

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

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Malik Mohammad"/>	Surname:	<input type="text" value="Ramzan"/>
Company name:	<input type="text" value="Ramzan and Sons Investments Ltd"/>				
Street address:	<input type="text" value="7, Lyncroft Gardens"/>				
	<input type="text"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="LONDON"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="NW6 1LB"/>				
	Telephone number:	<input type="text" value="07770350703"/>			
	Mobile number:	<input type="text" value="02088303050"/>			
	Fax number:	<input type="text" value="02088303051"/>			
	Email address:	<input type="text" value="malik.ramzan@malikandmalik.co.uk"/>			

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

Previous application number 2016/5872/P decision taken on 22nd February 2017 to refuse the same, as the decision and the description of the application was incorrect. This application is retrospective. It was to replace the metal, timber and UPVC windows (sash and casement) which had become derelict and as part of the major refurbishment of the premises, a decision was taken with advice from architects and builders to replace UPVC sash windows of a high quality, which already exist within the vicinity on other houses.

Has the work already been started without planning permission? Yes No

If Yes, please state when the works were started:

Has the work already been completed without planning permission? Yes No

If Yes, please state the date when the works were completed:

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? Yes No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Having spoken to Alex and Ms Evelyn Jones, they kindly advised and recommended a retrospective application be submitted. Since the work has already been carried out they will make a site visit together with the environmental officer to observe at first hand exactly what the windows have been replaced by and whether it has any adverse affect on the conservation area and the character and appearance of West End Green Conservation Area. We take the view that the windows we have put in are of a high quality which will be seen and verified by the officers at first hand before coming to any conclusions in respect of the works carried out.

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Windows - description:

Description of *existing* materials and finishes:

A mixture of metal, timber and UPVC windows (sash and casement) in the building

Description of *proposed* materials and finishes:

UPVC sash windows to be in conformity throughout the house and to match the vicinity the house is located in.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("*agricultural holding*" has the meaning given by reference to the definition of "*agricultural tenant*" in section 65(8) of the Act).

Title: First name: Surname:
Person role: Declaration date: Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date