

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2347/P	mazal parissis	14A AVENUE ROAD NW86BP	13/06/2017 01:04:04	OBJLETTE R	<p>I Object to this plan of basement as this will be built on top of existing shared drainage system and other utilities which is deep the garden and joint across all joint 4 houses.</p> <p>We also share one roof and one same bricked terraced structure which can cause damage to all joint houses with the digging and banging all day for months on end.</p> <p>Work will cause much Disruption trough noise dirt parking etc.</p> <p>The house has been altered 3 times without consideration or consulting the neighbors/ partners of Watertrade (the owner of common parts 14A-H - they have an 1/8 share of it, and obliged by deed of covenant).</p> <p>No consideration for residents.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2347/P	Ganendra	14B Avenue Road :London NW8 6BP	11/06/2017 10:06:48	COMMENT	<p>We are extremely concerned about this renovation/excavation, given this owners past unauthorized actions in the Compound.</p> <p>The #14 Estate ('Compound') is managed by Watertrade Limited, a property management company, owned jointly and equally by all the townhouse owners 14A-14H of the estate.</p> <p>Watertrade Limited ('Watertrade'), the owner of the common parts of the #14 Compound, objects to the 14D proposal as follows and strongly advises the Council that planning permission should NOT be approved because:</p> <ol style="list-style-type: none">1. In accordance with the deeds of covenant between all owners and Watertrade, 14D has not submitted plans to the Board of Watertrade for required project pre-approval. The said Deeds require that Owners do not make any alterations withOUT such prior permission from Watertrade.2. Common area and individual owner drain pipes pass under 14D, for which there used to be an inspection platform. During their last extension, for which no approval was obtained either from the Board or the Council, 14D covered these platforms. Watertrade/management is now unable to clean or even inspect these drains, creating a real threat to condition of the same and disruption of the Compound. 14D refuses to rectify this contravention.3. Past contraventions by 14D which have not been corrected, despite continued notices and discussions with them to correct, soon after the illegal build, shows a practise of contravention and disregard for the Deed of Covenant and Council rules, for example, 14D owner has installed a door on Avenue Road without planning permission and in contravention of the deeds of covenants of the estate.

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2017/2347/P	Sikander Khan	14E Avenue road London NW8 6BP	10/06/2017 20:52:30	OBJ	<p>1. 14D owner has put up a door on Avenue Road without planning permission and in contravention of the deeds of covenants of the estate. The estate is managed by Watertrade Limited, a property management company, owned jointly and equally by all the townhouse owners 14A-14H of the estate.</p> <p>2. In accordance with the deed of covenant with Watertrade 14D has not submitted their plans to the board of Watertrade for their first approval. The deeds require that the owners do not make any alterations with permission from Watertrade.</p> <p>3. 14 Avenue Road is a small estate. Such major works will cause undue and major disruption. The board of Watertrade is willing to work with 14D to minimise disruption but unfortunately 14D has made no attempt to contact Watertrade. In the past 14D had encroached upon common land of Watertrade. It took Watertrade over four years and a lot of effort to reclaim the land from 14D.</p> <p>4. Many drain pipes pass under 14D and there is an inspection platform. During their last extension (they never informed us if they had the planning permission and never sought permission from Watertrade) 14D covered these platforms and the management is unable to clean or even inspect these drains. So the management does not know how is the condition of the drains and if their condition poses any threat of disruption to the estate.</p>
2017/2347/P	Ganendra Investments Limited	2nd Floor St George's Court Upper Church Street Douglas Isle of Man	13/06/2017 16:34:06	PETTINOB JE	We are the owner of 14B Ave Rd. We are concerned about the impact the excavation of the basement at 14D may have on the structural integrity of properties in the terrace. Whilst we note the comments in the Basement Impact Assessment report suggest damage to adjoining properties is classified as 'slight' we also note in the Basement Construction Methodology report that ground movements cannot be predicted accurately. What assurances do we have that increasing the differential depth of foundations to neighbouring properties will not cause potential subsidence or other structural damage to surrounding properties?
2017/2347/P	Rohini Lalvani	14 H Avenue road St johnswood London NW8 6BP	11/06/2017 13:47:40	COMMNT	my concern is that digging a basement might affect our drainage, gas and electricity systems.

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2017/2347/P	mazal parissis	14A AVENUE ROAD NW86BP	13/06/2017 01:04:10	OBJLETTE R	<p>I Object to this plan of basement as this will be built on top of existing shared drainage system and other utilities which is deep the garden and joint across all joint 4 houses.</p> <p>We also share one roof and one same bricked terraced structure which can cause damage to all joint houses with the digging and banging all day for months on end.</p> <p>Work will cause much Disruption trough noise dirt parking etc.</p> <p>The house has been altered 3 times without consideration or consulting the neighbors/ partners of Watertrade (the owner of common parts 14A-H - they have an 1/8 share of it, and obliged by deed of covenant).</p> <p>No consideration for residents.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2347/P	Shalini Ganendra	14B Avenue Rd	11/06/2017 10:13:23	OBJ	<p>We are extremely concerned about this renovation/excavation, given this owners past unauthorized actions in the Compound. PLEASE VISIT THE SITE to see the existing 14D contraventions as discussed in (3) below.</p> <p>The #14 Estate ('Compound') is managed by Watertrade Limited, a property management company, owned jointly and equally by all the townhouse owners 14A-14H of the estate.</p> <p>Watertrade Limited ('Watertrade'), the owner of the common parts of the #14 Compound, objects to the 14D proposal as follows and strongly advises the Council that planning permission should NOT be approved because:</p> <ol style="list-style-type: none">1. In accordance with the deeds of covenant between all owners and Watertrade, 14D has not submitted plans to the Board of Watertrade for required project pre-approval. The said Deeds require that Owners do not make any alterations withOUT such prior permission from Watertrade.2. Common area and individual owner drain pipes pass under 14D, for which there used to be an inspection platform. During their last extension, for which no approval was obtained either from the Board or the Council, 14D covered these platforms. Watertrade/management is now unable to clean or even inspect these drains, creating a real threat to condition of the same and disruption of the Compound. 14D refuses to rectify this contravention.3. Past contraventions by 14D which have not been corrected, despite continued notices and discussions with them to correct, soon after the illegal build, shows a practise of contravention and disregard for the Deed of Covenant and Council rules, for example, 14D owner has installed a door on Avenue Road without planning permission and in contravention of the deeds of covenants of the estate.

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2017/2347/P	Watertrade Limited	Watertrade Limited 14 Avenue Road London NW8 6BP	14/06/2017 01:18:02	OBJLETTE R	Watertrade Limited

12 June 2017

London Borough of Camden
Planning Department
5 Pancras Square
London N1C 4AG

Dear Sir,
Subject: Planning Permission No. 2017/2347/P

Basement and other extension at 14D Avenue Road, London NW8

The above mentioned townhouse is located on a private estate known as 14 Avenue Road, London NW8 6BP, consisting of eight townhouses 14A to 14H. The common parts of the estate are managed by a mutually formed company Watertrade Limited, a non-profit organisation, having its registered office on the estate. Such management of the estate involves upkeep of the estate; arranging bin collections and generally keeping the estate clean and tidy, etc. Each owner of the estate owns 1 share; total number of shares issued is eight. The owners elect a board of directors to oversee the management of the estate. Watertrade expenses are met through an annual management charge on each of the eight townhouses.

Each owner has signed a Deed of Covenant before a share is allotted to them. The deed forms Part III of the schedule at the land registry and is designed to generally provide for peace and harmony on the estate and also requires the owners to abide by the rules governing the compound and not to make any alteration to their properties without permission from Watertrade.

On 11 June 2017 the Board of Watertrade, by majority, decided as follows:

The Board of Watertrade Objects to the planning permission as mentioned above.

Furthermore the Board makes the following submissions to support its Objection:

1. 14D owner has put up a door on Avenue Road without planning permission and in contravention of the Deed of Covenants of the estate. The door makes the appearance of the estate unseemly and apparently does not serve any purpose. Despite many requests over the years 14D refuses to take down the door and make the appearance of the estate good on the Avenue Road.

2. In accordance with the deed of covenant with Watertrade, 14D has not submitted their plans to the board of Watertrade for their first approval. The deeds require that the owners do not make any alterations with permission from Watertrade.

3. 14 Avenue Road is a small estate. Such major works will cause undue and major disruption. The board of Watertrade is willing to work with 14D to minimise disruption but

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					<p>unfortunately 14D has made no attempt to contact Watertrade. In the past 14D had encroached upon common land of Watertrade. It took Watertrade over four years and a lot of effort to reclaim the land from 14D. Majority of the owners are still disturbed by their blatant disregard to their neighbourly duties.</p> <p>4. Many common drain pipes of the estate pass under or besides 14D and there is an inspection hatch located inside 14D or its ground. The Board is afraid such interference with these pipes will result in disruption and damage to the estate. The Board is afraid that during their previous extension/s (they never informed us of the previous extension/s and we don't know if there was any planning permission) 14D may have covered these hatches making these easily accessible for inspection and clearing.</p> <p>Kindly note the contents of this letter have been uploaded onto your planning website. Time permitting some of the board members would wish to attend the hearing. Our preferred form of communications is email to the below mention.</p> <p>Please let us know if you need any further information.</p> <p>Yours faithfully,</p> <p>On behalf of the Board of Directors of Watertrade Limited.</p>

Mazal Parises (14A) Director
Parvez Eugene Sobhkhiz (14C) Director



2017/2347/P	Rohini Lalvani	14 H Avenue road St johnswood London NWS 6BP	11/06/2017 13:47:51	COMMENT	my concern is that digging a basement might affect our drainage, gas and electricity systems.
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2017/2347/P	Ganendra Investments Limited	2nd Floor St George's Court Upper Church Street Douglas Isle of Man	13/06/2017 16:34:22	PETTINOB JE	We are the owner of 14B Ave Rd. We are concerned about the impact the excavation of the basement at 14D may have on the structural integrity of properties in the terrace. Whilst we note the comments in the Basement Impact Assessment report suggest damage to adjoining properties is classified as 'slight' we also note in the Basement Construction Methodology report that ground movements cannot be predicted accurately. What assurances do we have that increasing the differential depth of foundations to neighbouring properties will not cause potential subsidence or other structural damage to surrounding properties?
