

Watertrade Limited

14 Avenue Road, London NW8 6BP

By Signed For post

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 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.
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.

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.

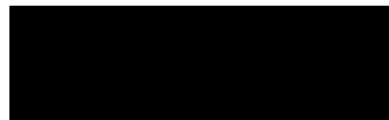
Please let us know if you need any further information.

Yours faithfully,

On behalf of the Board of Directors of Watertrade Limited.



Mazal Paris (14A)
Director



Parvez Sobhkhiz (14C)
Director

