

Gentet, Matthias

From: Brandon Velarde <[REDACTED]>
Sent: 02 August 2017 21:03
To: Planning; Tulloch, Rob; Sheehy, John
Subject: Fwd: Comments on 2017/2896/P have been received by the council.

Dear Camden Council,

I am writing to strongly object to the planning application for 81 Fordwych Road (ref: 2017/2896/P).

1. There is a complex planning history for this address that included enforcement action and a court injunction that were taken against the developer in relation to previous applications (ref: 2015/8202/P). When the application was approved in front of a planning committee it was for a basement excavation (approved on the basis that there would be no habitable rooms on the basement floor). The owner had stated that he would be living there with his family. The project began in bad faith with an illegal excavation, without planning permission that required a court injunction to stop it, and that callously put the neighbouring properties and people therein at risk. They had little or no regard for the safety of those next door. There is a history here of being untrustworthy, selfish, and dishonest.
2. I also object to the conversion of a 5 bedroom home to 8 separate flats on the basis of health and safety. I am deeply concerned about the increased risk of fire and flooding.
3. Due to the nature of flood risk I oppose the application of habitable rooms (the owner stipulated these would be used as a 'games room' and 'home office' in the submitted plans). Adjacent homes would be put at risk of flooding.
4. Parking is already limited. This should be a car-free development if such permission is granted (This is required in order to conform to Local Plan Policy T2. We also require provision of on-site cycle parking facilities, as set out in Local Plan Policy T1).
5. Pressure on the local community and infrastructure would be increased. Traffic would be increased due to deliveries. Space for rubbish bins would need to be provided (For 8 flats, this would require at least 4 black general rubbish wheelie bins and 4 green recycling wheelie bins).
6. A structure has been built at the back of the garden. At present I do not understand if this is to be marketed as a separate dwelling entirely or is it an office/pool house. I understand that special planning permission is required to build a separate dwelling. Does this structure have bathroom/toilet facilities/kitchen etc? This needs to be investigated. On the basis of previous infractions I would ask for an immediate inspection of the property take place to ascertain as to whether or not the developers have carried out the approved plans as agreed at the planning committee.
7. 8 flats would require 8 kitchens, 8 boilers, and 8 bathrooms. Has this work been carried out already? This should be investigated as a matter of urgency.
8. In terms of the proposal for 8 flats (in breach of Local Plan Policy H6), we believe there is already an oversupply of small flats/HMOs in the Fordwych area. This is causing strains in the local community in terms of the provision of facilities and amenities, for example storage space for bins and parking. The need at the moment is for larger 2/3/4 bedroom flats suitable for families.
9. Lastly I would ask that, should this application go further, it be put before a full planning committee meeting as per the previous application.

Regards,
Brandon Velarde

Begin forwarded message:

From: <planning@camden.gov.uk>

Subject: Comments on 2017/2896/P have been received by the council.

Date: 2 August 2017 at 20:57:12 BST

To: <[REDACTED]>

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