

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2896/P	Brandon Velarde	83 Fordwych Road NW2 3TL	02/08/2017 20:57:12	OBJ	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.

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2017/2896/P	Graham Johnson	83 Fordwych Road NW2 3TL	02/08/2017 21:16:56	OBJ	
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Dear Council Members,

I am stringently opposed to the granting of this planning application.

I live at the ground floor and first-floor maisonette at 83 Fordwych Road which shares a party wall with 81 Fordwych Road. I have lived here since 1972, and continue to conduct my career as a professional musician from this address. I feel that the fall-out as a result of the proposed development will affect me and my partner more than anyone else.

There has now been a long history with these developers which has been clearly and accurately laid out by James Earl of the Fordwych Road Residents' Association. Everyone who has had anything to do with Equicap will confirm the dishonesty, obfuscation, and downright lies that have characterized their dealings throughout the planning and building process. Undertakings have been made and then ignored, and they are not to be trusted. They clearly believe that in the end they will be hugely financially rewarded for their brazen tactics, and that they can get away with everything in the long run, playing the residents of Fordwych Road and Camden Councils for fools. So far they have experienced some delays due to an injunction, but they have otherwise had a more or less "clear run". I believe the time has come for the council to hold them strongly to account for the sake of everybody living in Fordwych Road.

Their ploy has been to pretend from the beginning that they intend to build a single dwelling, thus maximizing the amount of space they are permitted to create within the building. They were permitted to build a basement on the basis of it being a games room or family room, and it was specifically stated that at the public planning meeting (12 May 2016) that the basement was not for habitation. I spoke at this meeting and stated that their intention from the beginning was to build as large a building as possible that would maximize conversion into flats. After experiencing many months of noise and disturbance, my worst fears have been proved correct.

I list below my chief concerns and objections to the planning application:

- (i) As Equicap has applied to convert a single dwelling into 8 flats, it must surely be confirmed by inspection that the house is presently a single dwelling and has not been already covertly converted into eight flats, ready to be sold almost as soon as planning permission is granted. No one has seen the inside of this dwelling, and the windows are kept assiduously covered. For the council to grant conversion permission to a house that is already converted on the sly would make a mockery of the entire process.
- (ii) A large outhouse has been built at the bottom of the garden. No planning permission was given for it to be a habitable dwelling, nor should it be. If it were to be converted to a flat, the comings and goings alone would ruin any privacy that I have in terms of my first floor of my own flat. The undertaken given on 12 May 2016 that the garden at No. 81 would be somewhat restored has not been honoured. What was once a large and beautiful

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garden at 81 Fordwych Road has been entirely destroyed and built over without a patch of green.

(iii) There is a now a party-size flat roof adjacent to my bedroom window and on the same level. The council specifically stated that this was never to be used as a roof terrace. It is my contention that if eight small flats are squeezed into this house, the temptation for owners in a very small flat to make use of the roof terrace in warm weather will not be resisted. This will lead to strife and cause a totally unacceptable breach of my privacy being only a few feet from my bedroom window, and on the same level.

(iv) Equicap's idea of converting this space into eight flats simply to squeeze the most money out of the building will quite simply create a tenement and slum in Fordwych Road. Quite apart from all the implications of the building of eight bathrooms, eight toilets, eight kitchens in this house, and the consequences in terms of sewerage and water provision, the risks of subsidence and the water problems discussed at length at the last council meeting would be exacerbated.

(v) James Earl makes valid points about rubbish collection, space for wheelie bins and parking. The impact of eight flats in one house with parking permits will make the road a nightmare for residents and visitors.

(vi) The element of noise is perhaps the one that is most pressing for me. In terms of noise disturbance, a single family living in a neighbouring house is an entirely different prospect from sixteen or possibly more people. For over forty years I have conducted my piano practice and musical rehearsals (during the day only) on the ground floor of my flat without objections. The thought that there may be two flats beneath my music room, as well as a further two on the same level is unthinkable. Not only because of the disturbances I might experience, but as a result of the disturbances that the new owners will experience from me – not having been warned by the sellers that they are buying apartments next to a professional musician. The thought of the problems that may result from this are causing me considerable stress. I am fairly certain that these developers have made no effort whatsoever to add layers of soundproofing to the walls adjacent to my own walls, and if this development is allowed, this should be a condition of the development.

Yours truly,

Graham Johnson OBE