

Martin Ogwang

From: J LUKKA <jitaluck@btinternet.com>
Sent: 13 July 2018 13:13
To: Martin Ogwang
Subject: Fw: South Fairground, Vale of Health. NW3 1AS
Attachments: scan027482.pdf

Exhibit G (b)

On Thursday, 13 July 2017, 12:27, J LUKKA <jitaluck@btinternet.com> wrote:

Dear Mr Sheehy,

As my lawyers have conveyed, copy enclosed, to you the concrete bollards were erected by the previous owners. I have given to you my undertaking to abide by your direction. I will arrange to have them removed within the time frame set out in the Council's letter.

Your third paragraph states " Regarding the South Fairground Site, no development is permitted at this site and no works of construction may be carried out that requires planning permission". I am well aware of this . No development requiring planning consent is being effected.

You make reference to enforcement notices but I suggest to you that the more prudent approach to pursue would be that of serving a Planning Contravention Notice to ascertain the facts in terms of the position obtaining before you proceed in this direction.

Yours sincerely,

Jita Lukka

On Thursday, 13 July 2017, 10:48, "Sheehy, John" <john.sheehy@camden.gov.uk> wrote:

Dear Jita Lukka,

Thank you for your email. As set out in the Council's letter dated 5th of July the bollards do not have planning permission and need to be removed.

Thank you for offering to update us to about the circumstances of their erection. I am grateful for this offer, however, this will not be necessary. The works represent a clear breach of planning control (and highway legislation) which needs to be resolved as a matter of urgency. Please confirm that the bollards will be removed in accordance with the timeframe set out in the Council's letter.

Regarding the South Fairground Site, no development is permitted at this site and no works of construction may be carried out that requires planning permission.

This is because the site is designated as Metropolitan Open Land and is protected from development and construction by planning policies.

Council officers would like to visit the property as soon as possible to investigate any works that may have been carried out recently in breach of planning control to this piece of Metropolitan Open Land. It is important that you or your representative is able to provide officers with access to the South Fairground Site. Please provide a date and time in which officers will be able to visit early next week.

In line with enforcement procedures I am obliged to advise you that:-

Enforcement notices are served on all interested parties of the property, failure to comply with the terms of the Enforcement Notice is a criminal offence for which a person/s convicted in the Magistrates' Court could be fined, on summary conviction up to £20,000, or an unlimited fine, if convicted on indictment for non-compliance with the Enforcement Notice. Enforcement Notices are permanently added to the Local Land Charges Register.

Please do not hesitate to call me at the number below should you wish to discuss.-

Regards,

John Sheehy
Senior Planning Officer

Telephone: 020 7974 5649

From: J LUKKA [mailto:jitaluck@btinternet.com]
Sent: 10 July 2017 10:25
To: Sheehy, John <john.sheehy@camden.gov.uk>
Subject: South Fairground, Vale of Health. NW3 1AS

Dear Mr Sheehy

Your ref: I@M/ED/SFS

Thank you for your communication 6 July.

I do apologise for any inconvenience caused by the bollards which were put there in order to avoid the obstruction of the several caravans which were parking there which in turn were blocking the entrance to my site. This is part of my title and I will instruct my lawyers to write to you setting out the circumstances and reasons as to why the bollards were erected.

There is no vehicular right of way. That having been stated I understand your concern and I will arrange forthwith to have them removed in compliance with your request were you not persuaded by my lawyers representations.

You are most welcome to come and visit this site when I return from holiday early September. There is no development being effected and I set out below the position obtaining.

1. I purchased this site on 29th March 2017. I have removed well over 60 tons of rubbish and several residential caravans which had been here for some twenty years.
2. I have retained only one residential caravan pitch and the house which had been lived in continuously from 2004 to the end of 2016.
3. I am currently refurbishing the house for my own occupation and living meanwhile in my caravan.
4. I am landscaping the site to improve the amenity.
5. I have refurbished the communal washroom/toilets and repaired the drains
6. I am contacting the Residential Council Tax Department Camden Council and the VOA to make arrangements to pay my Council Tax from the date of purchase.

I hope sincerely that you will acknowledge that, notwithstanding the public perception and prejudice to my having purchased a fairground site, I am a responsible law abiding citizen who is anxious to cooperate with the Council and resolve the long history of difficulties with this site for the benefit of all in the wider community.

Yours sincerely

Jita Lukka

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LEWIS NEDAS LAW

Our Ref 57918/RMC/ewm

Your Ref I&M/ED/SFS

FAO: Mr John Sheehy
Senior Planner
Engineering Services
London Borough of Camden
5 Pancras Square
London
NIC 4AG

12 July 2017

& BY EMAIL:
John.sheehy@camden.gov.uk

Dear Sirs

**Notice under:
Highways Act 1980 Sections: 137,137ZA, 143
Town & Country Planning Act 1990 (As Amended)
South Fairground Site, Vale of Health NW3 1AU**

We are instructed by Miss Jita Lukka and she has passed to us a copy of your letter to her of 6th July 2017.

We acted for Miss Lukka in connection with her purchase of the land in the Vale of Health which is known as the South Fairground Site and can confirm that her title and ownership includes the section of private roadway to the north of the named South Fairground Site. The land, including the said private roadway was sold to her with vacant possession and we are not aware and cannot see any evidence that it was subject to any vehicular right of way.

It was the previous owners who erected the existing three concrete barriers a few day before completion because the removable erstwhile barriers were apparently, non-functional.

Our client does not wish to adopt a hostile approach in this matter. She has requested us to convey to you that she acknowledges the difficulties of the situation for the Council and that she will abide by any ultimate direction. However, we cannot see that the concrete barriers are in anyway blocking pedestrian access.

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**Conveyancing
Quality**

Yours faithfully

A handwritten signature in black ink, appearing to be 'R. McConnell', written in a cursive style.

Lewis Nedas Law

Email: rmccconnell@lewisnedas.co.uk