
From: Gerald Paterson [REDACTED]
Sent: 28 December 2018 13:35
To: Constantinescu, Nora-Andreea
Subject: Objection to Planning Application No 2018/5475/P - THE STUDIO 4 KEATS GROVE

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Dear Ms Constantinescu,
With the New Year there comes a new application and objections to it...below.
Could you please confirm receipt of this e-mail.
With kind regards,
Gerald Paterson.

Objections to PLanning Application No 2018/5475/P.

I, Gerald Paterson, have been the freehold owner since 1976 of 5 Keats Grove, London, NW3 2RT, the adjoining property to the proposed works. My wife and I have lived here for the last 20 years as our only residence, and we hope to continue to live here peacefully and without improper disturbance for the foreseeable future. The driveway of our house is immediately adjacent to the east wall of the Studio and the proposed works. A self-contained Side House which is part of our property lies at the bottom of the driveway and has been occupied by a tenant for the past eight years.

Mr Marcus Piggott has owned 4 Keats Grove London NW3 2RT including The Studio since 2014. The house has been unoccupied since then. I understand that he lives and works in Ibiza, Spain.

We have considered the documents which accompany this application 2018/5475/P, and we object to its allowability on the following grounds.

1. The proposed lowering of the LGF by 200 mm will involve considerable excavation of material from underneath the existing floor level. and a full Construction Management Plan should be required, including a time schedule of the full project to completion, followed by an audit with particular consideration from a heritage perspective. The Studio building is of considerable importance within the historical development of the unique picturesque Keats Grove streetscape, and deserves proper protection from inappropriate development.

2. The owner of Keats Grove, Mr Marcus Piggott, should be required to provide
(a) a security plan for protection of my property during any allowed construction.
(b) a schedule of compensations and damage liability during any such construction.

3. There is a restrictive covenant for the benefit of the adjoining property 5 Keats Grove on the Studio building, which prevents alterations inter alia to the nature or structure of the rear south wall or of the roof of the Studio, without the written permission of the owner of No 5 Keats Grove, such permission to be at the absolute discretion of the said owner.

4. The Planning Committee should postpone any decision until a full complete application has been provided.

We request that this planning application should accordingly be refused.

Yours sincerely,
Gerald Paterson

