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Application No:	Consultees Name:	Received:	Comment:	Response:
2019/5556/P	Claire Shakespeare	18/12/2019 17:28:12	OBJ	<p>To Whom This May Concern,</p> <p>I wish to write to you today in order to OBJECT to the planning permission you have received from Flat A, 14 Agamemnon Road [REDACTED]</p> <p>My reasons for objection to the planning permission as it stands now is detailed below...</p> <p>- Firstly i am extremely concerned for the impact the works will have on 2 of our main structural walls of our flat. Subsidence is a factor that has impacted the property in the past and the reasoning for a previous case only 3 years ago was a simple rose bush. Removing 2 of our main wall will leave us completely vulnerable and could cause untold damage to our property. We have tried contacting the owner personally however, as yet, they continue to ignore our concerns. We have to party wall agreement or anything in place to protect our property.</p> <p>- My bedroom sits directly above where the major part of the extension is. It is not a full story higher, it is extremely close to Flat A's proposed flat roof. We are in a fortunate position in London where we are not overlooked AND we have a beautiful view from the bedroom window onto greenery & tree lines which is protected land. This is something hugely which drew us to the property when we bought it. I believe the distribution of this caused by the plans as they stand will absolutely affect not only our quality of life but the value of our flat in a very big way.</p> <p>- Another point regarding the location of the bedroom & the close proximity to downstairs. During the time flat A have owned the flat, they have rented the property out. Given the structure of a Victorian house converted into flats the walls & floor are extremely thin and even regular conversations can be heard so clearly in the room as if we are all stood next to each other. This said, i believe the noise & disturbance of major works carried out directly below us would be unbearable and would affect us greatly. Roofing works in the neighbouring house has done just that and that's isn't even connected to our flat.</p> <p>- The Dust and mess will affect the air quality with the flat. Even smoking in the garden fills my bedroom with second hand smoke for hours, even with the window closed. The continuation of this for god knows how long will make my bedroom uninhabitable.</p> <p>- With our window being so close to their property & our bedroom being very small i have a concern about my privacy. I have had issue with the downstairs tenants already looking through my window at times when i am changing and i'm quite vulnerable. So to have a group of builders out there every day would give me a lot of anxiety and impact me greatly.</p> <p>- The flat is owned by people just looking to profit from renovating the property. They have never lived in the flat. They have always rented it out. And they already have buyers for the Flat. I therefore have concerns over the level of care & consideration taken during these renovations. ALL the flats in the property are part of the share of freehold and we do the utmost to take care of the property.</p> <p>- Access to the building is only through the front door. Flat A do not have side access to the garden. I have concerns about how they will get materials, rubbish & labour through the building. Blocking of the extremely narrow communal areas is a health and safety risk as well as the use of the front door and potential for it to be left open, leave the all the properties open to intruders.</p>

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- We have approached the owner several time regarding the planning permission, each time they have continued to ignore our questions and concerns and pushed forward with submitting the latest proposal to Camden council. They are therefore in total breach of their lease.

PLEASE NOTE : We are open to discussing the plans with the owners of Flat A which might incorporate plans for our property as well. However we have been CONTINUOUSLY ignored since the sale of the flat over 2 years ago. We have only asked simple questions and by no means are blocking the owners of Flat A unnecessarily. We have NEVER received answers in any form, only been ignored for months at a time. The owners are in breach of their and our lease which is there to protect us and our property.

Please consider all of this in your decision. We are all extremely worried about these plans and the people whom seem to push forward without any regard to us as joint freeholders, neighbours & fellow property owners.

Thank you for your time

Claire Shakespeare



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2019/5556/P	Joseph Delafield	18/12/2019 16:22:22	OBJ	<p>I am a leaseholder of Agamemnon Rd Ltd, which is responsible for the ownership and management of the entire property. This application has been made without prior consent from the leasehold and is counter to the terms of the lease. In addition to this I also have specific concerns as regards to the plan. These are as follows.</p> <p>1) I have serious concerns given the age of the property and the history of subsidence, both within the building and within the local area. The council identified a small rose bush a number of years ago as the cause for the subsistence, and I anticipate works on this scale causing even greater problems.</p> <p>2) Given the need to transport significant materials through the house, I have serious concerns about the impact on the air quality in the communal area, as well as the safety of the existing inhabitants. The lack of consultation to date does not bode well for future cooperation on such issues.</p> <p>3) It is an old house and sound travels extremely easily through the ceilings and walls. The subsequent noise caused by such major works will have a serious impact on the mental health and well-being of existing inhabitants.</p> <p>4) The locality is highly conscious of green issues and protection of the environment. Developments on the adjacent land have been rejected in order to protect the natural habitat. The planned works will significantly affect the green space of this property. This is something that is currently enjoyed by all those living in the property, as well as the wider neighbourhood. Granting planning permission here would not be consistent with the ethos of the community or previous decisions by the council.</p> <p>5) These works are being proposed by someone looking to profiteer from the development, not someone actually wanting to live in the area. The engagement with the leaseholders to date and complete disregard for the terms of the lease is endemic of someone that does not have the best interests of the property or the neighbourhood in mind. I therefore have no confidence whatsoever that they will work to meet any of our wider concerns regarding this proposal.</p>