

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/3140/P	L. Keeble	30/10/2020 15:55:14	OBJ	<p>We are writing to object to the planning application 2020/3140/P for change of use of a basement from A3 to B1.</p> <p>We are concerned that this site has a history of planning applications that have been refused, with Warning of Enforcement Action issued on several occasions, and do not believe that the current application and associated drawings accurately reflect the true nature or history of the site, nor demonstrate the applicant's adherence to planning law and likely breach of planning conditions.</p> <p>We live in St Pauls Mews NW1 9TZ which backs on to 162 Agar Grove. In September 2019 two holes were cut in the fence (belonging to St Pauls Mews Ltd) revealing a pair of new, previously non-existent windows on the ground floor. Camden's planning portal shows that there have been a number of unsuccessful planning applications related to 162 Agar Grove. In comparing existing drawings of the ground floor, this new application shows a pair of windows on the rear elevation that have never previously been shown, certainly not in the 2015 application 2014/0857/P resubmitted 2015/3507/P (refused). We believe these windows have been installed subsequent to the refusal, and have not been authorised by Camden. I would refer Camden to their Officer Delegated Report Decision and enforcement notice issued after refusal of 2015/3507/P.</p> <p>St Pauls Mews Ltd will be reinstating the vandalised fence and wish to make it clear that the fence predates the new windows to the rear elevation of 162 Agar Grove by some 30 years.</p> <p>In our opinion this application is disingenuous, and do not believe that the necessary permissions have been correctly sought or approved, and that the applicant is in breach of control which could unacceptably affect the current use of land owned by St Paul's Mews Ltd. We urge Camden to refuse planning.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/3140/P	John Lettice	01/11/2020 14:54:50	OBJ	<p>This comment is posted on behalf of the directors of St Paul's Mews Ltd, which administers the common parts of St Paul's Mews.</p> <p>We wish to draw Camden's attention to the permission granted to application 2014/0857/P for these premises. It is clear that works carried out subsequent to this do not comply with the permission granted. The bedrooms in the rear extension were to be lit by roof lights, and there are no windows shown on the end of the property bordering St Paul's Mews.</p> <p>The current application however does show windows. These we think were added without planning permission at some point last year. The wall housing these windows is hard up against the St Paul's Mews boundary fence. Holes have been cut in the fence without our knowledge or permission in order to allow light into these windows.</p> <p>We have notified the applicant of our intention to repair the fence, and will prosecute should any further damage occur.</p> <p>We therefore object to the application on two grounds. First, that the building is not in compliance with the permission granted in 2014, including as it does two windows Camden would never have granted permission for. Second, that the plans submitted for the current application are for the same reason not viable, and any planning permission granted should be contingent on the removal of the windows and the reinstatement of the rear of the property.</p>
