

[REDACTED]

From: Antony Karageorghis [REDACTED]
Sent: 09 February 2021 21:53
To: Planning; Ryan, Angela; Building.Control; Pindoria, Naran; [REDACTED] Bourke, Anthony; Pineda, Judith; Howard, Gabi; Bakall, Gary; Wilmann, Philip
Cc: Costas Christou; Peter Tasker; David Pinnegar
Subject: RE: Application 2020/5572/P planning and building control : RE: 292-294 Kilburn High Road NW6 2DB

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Dear All,

I write in my capacity as the landlord's managing agent of 296 Kilburn High Road both of the shop and the residential uppers.

Ariston Property has been managing the property since 2011 and we have until recently been in discussions with Camden Council in regards to refurbishing the property as a licensed HMO.

I contacted Mr Rois by email on several occasions and spoke to him on the phone. He initially contacted me as he was interested in buying the lease of the ground shop. He then expressed an interested in buying the freehold of 296 or taking on long lease of the entire building.

He said he was an architect/property developer and managing the building works at 295-294 on behalf of the trustees of the Qalam Centre.

I brought to his attention that works taking place at 292-294 were encroaching on the party wall.

The landlord instructed to me to appoint a party wall surveyor (Mr Tasker) to protect his interests and to make direct contact with Mr Rois in order to arrange a site visit.

Mr Rois refused to engage with Mr Tasker. The works continued unabated. The landlord was forced to commence legal proceedings against the trustees to stop the works. All communications were ignored.

In my conversations with Mr Rois he stated that nothing could be done to stop the works and all he need do, if pulled up by the Council, was to apply for retrospective planning permission.

Mr Pinnegar has gone to great expense by way of legal, managing agent and surveyor fees and suffered a great deal of stress and anxiety over this matter.

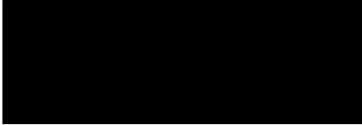
Surely it is not just or equitable (not just to Mr Pinnegar but to the local community as a whole) for Mr Rois and the Trustees to profit from this illegal development.

I urge the Council to refuse retrospective planning permission and order demolition of all the works.

If you require further information or supporting evidence you are welcome to contact me.

Yours sincerely,

Antony C. Karageorghis FARLA, MNAEA, ACIB, BA, MSc
Ariston Property

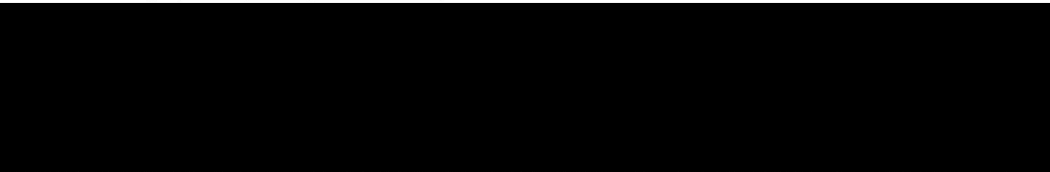


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From: Peter Tasker [REDACTED]

Sent: 09 February 2021 08:32 AM

To: David Pinnegar [REDACTED]



Subject: re: Application 2020/5572/P planning and building control : RE: 292-294 Kilburn High Road NW6 2DB



Adams Chartered Surveyors

To Whom It May Concern

Application 2020/5572/P 292-294 Kilburn High Road NW6 2DB

I write to inform the LBC that we have written to the applicants informing them of alleged breaches of legislation without a reply.

I have had one telephone with them when they were going to stop work but did not.

I have complained about the lack of planning and compliance with the regulations and of alleged damage and trespass to my clients adjoining building.

I have asked for a written statement from the applicant on their proposals and have not received anything and even suggested a meeting with them without success.

I have asked the applicant how they propose to attend to the party wall legislation and the alleged damaged occasioned to my client's building from their works and not received any proposals.

In my opinion the extension and the two storey rear structure they have started to build is not in keeping and out of character with the building and deemed over development of the site.

I understand that my client has taken legal advice in this matter and has or was going to speak to the local Residents' Association and or MP for support.

I consider that a retrospective applicant should be refused and that the building be reinstated as was or the LBC employ its enforcement powers.

If further developments are proposed to the applicants site then a planning application would need to be submitted and compliance with building regulations and party wall matters adhered to which is the legal requirement in these situations.

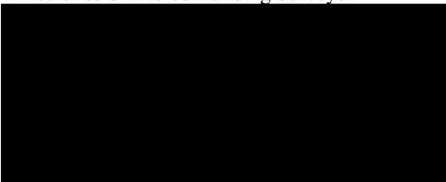
I have produced a report on this matter last year pending action and understand that LBC officers have now attended and inspected the premises and the alleged unlawful development.

If I can be of further assistance then please contact me.

Yours sincerely

Peter Tasker

Peter Tasker MRICS MCIQB MFPWS
Director & Chartered Building Surveyor



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