
From: Alex Zorbas <azorbas73@gmail.com>
Sent: 24 February 2021 15:46
To: Fieldsend, Sofie; Planning
Subject: Fwd: Representations- 43 Rosslyn Hill Hampstead NW3 5UH

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Good afternoon

Your ref: 2020/0385/NEW.

Further to previous correspondence and our email dated 13th February 2021 (also attached) please see below for an email sent to the RTM from the freeholders' solicitors today.

Looking forward to your feedback.
Kind regards

A. Zorbas
T. Zorbas
Freeholders & Leaseholders of Flat 5
43 Rosslyn Hill
NW3 5UH

From: Jeremy Harris
Sent: 24 February 2021 14:17
To: Laura MacLean <[REDACTED]>
Cc: Info Sayers Office Account <[REDACTED]> 43 Rosslyn Hill RTM Ltd
<[REDACTED]>
Subject: RE: Flat 2, 43 Rosslyn Hill, London NW3 (064421)

Dear Ms Maclean

Thank you for your emails of 19th February.

Whilst your emails obviously now afford our clients some comfort on the 2 issues of the window opening and any potential frustration of our clients' rights of access to their garden, we are in a position where the licence entered into between the RTM and the leaseholder grants the leaseholder permission on both of these aspects of the work that the freeholders do not consent to for the reasons previously explained and which I shall not repeat herein. I appreciate that the leaseholder has said she does not intend now to carry out these aspects of her work, however, given the terms of the licence granted, clearly she could do so at some later stage (or potentially any successors in title) in reliance on that licence.

Accordingly, our proposal to put these issues to bed so to speak, would be for the description of the works and any supporting plans in the licence to be amended to reflect now both the works that the leaseholder says she intends to do and to exclude these works for which the freeholders object and for the revised licence to be re-executed thereafter.

We believe this to be a reasonable solution to the matter and await confirmation that you are happy to deal accordingly.

Yours sincerely

Jeremy Harris
Partner
Solomon Taylor & Shaw
DDI: 020 7317 8667

Begin forwarded message:

From: Alex Zorbas <azorbas73@gmail.com>
Date: 13 February 2021 at 2:08:37 pm EET
To: Planning <Planning@camden.gov.uk>, sofie.fieldsend@camden.gov.uk
Subject: Re: Representations- 43 Rosslyn Hill Hampstead NW3 5UH

Re: Garden Flat, 43 Rosslyn Hill, PP-08572422. Our ref: 2020/0385/NEW.

Dear Matthew and Dear Sophie

Further to previous correspondence in August and September 2020, between Planning and the freeholders/leaseholders of 43 Rosslyn Hill NW3 5UH, attached, regarding Planning Permission to

‘Replacement of rear glazing and door within existing opening and refurbishment or replacement of existing windows’

as per the Notice Under Article 13 we received, in July 2020, attached (which did not mention rear garden alterations and had the wrong address for Camden Council Planning on it).

As there were concerns in relation to the proposed alterations and the RTM company did not successfully address them, the landlords’ solicitors had to be involved and we had to write to Planning in our capacity as freeholders and leaseholders.

Recently we saw correspondence, dated 15 October 2020, between the Applicant, Ms Cara Bell and Ms Sofie Fieldsend from Planning.

As per that email
“Hi Cara, I’ve changed the description to

‘at ground floor replacement/insertion of front/rear/ side fenestration, rear garden alterations and extension to rear patio’.

Does this mean that rear garden alterations are now part of this application?
Shouldn’t the freeholders/leaseholders receive a Notice Under Article 13 for these rear garden alterations?

We just received an email today from the Applicant Ms Cara Bell saying that she expects the outcome of Camden Planning decision very shortly and she hopes to start works late February/early March.

There are concerns regarding the rear garden alterations.
Our solicitors have been corresponding with the RTM company regarding issues in relation to proposed garden structures blocking access to the rear garden under the demise of the freeholders.
Therefore we need to understand the correct processes with respect to new rear garden alterations and Planning Applications.

Also for the sake of good order please note that Ms Cara Bell said in that email to Ms Sophie Fieldsend, dated 15 Oct 2020, that
“there was a misunderstanding on their (the freeholders and leaseholders) side”.
We need to set the record straight as there was no misunderstanding on our side.
What happened was that the Applicant Ms Cara Bell submitted incorrect drawings showing a window in the building where one does not exist, while requesting approval to replace existing windows.
For this reason the freeholders were alarmed that the applicant was planning to proceed with a structural alteration especially as she had previously discussed opening new windows.

Please kindly confirm the accurate process in relation to Notice Under Article 13 of Application for Planning Permission for Household Development with respect to new rear garden alterations.
We never received a formal Notice regarding rear garden alterations.

Also please kindly confirm the status of the application as we have been unable to access information on the online platform.

Thank you very much.
Kind regards

A. Zorbas
T. Zorbas
Freeholders & Leaseholders of Flat 5
43 Rosslyn Hill
NW3 5UH



On 7 Sep 2020, at 4:21 pm, Planning <Planning@camden.gov.uk> wrote:

Dear Alex Zorbas,

Re: Garden Flat, 43 Rosslyn Hill, PP-08572422. Our ref: 2020/0385/NEW.

Thank you for your 3 x e-mails (+ 1 x attachment). Please accept my apologies for the delay to respond to you. I can confirm receipt of your comments which have been added to the planning case file for the case officer's attention.

Please note: Due to a back log of our work load, the application is yet to be assigned to a case officer.

The applicant has provided you with the planning portal reference PP-08572422. Now that this application has been received here (17/08/2020), we have created our own reference 2020/0385/NEW. When this application has been validated and registered by one of our planning officers, the application details will be made public on our website for anyone who is interested to view and make comments.

May I advise you to visit our website to sign up for e-alerts which will notify you when this or any other application site you may be interested in has a live application. Please see here:

<https://www.camden.gov.uk/email-alerts-and-subscriptions?inheritRedirect=true>

I would also add that; once the application is registered there will be a statutory 21 days of public consultation. The notice you received was from the applicant, informing any owners or interested parties with a 7+ year interest in the property, prior to making their application. This is quite usual, and a requirement of making a planning application. i.e.) as an interested party you have been notified by the applicant of their intent to apply. You still have the right to respond to the application during the public consultation.

Should you have any queries, please contact the team here. Thank you.

Kind regards,
Matthew

Matthew Dempsey
Planning Technician

Telephone: 0207 974 3862

-----Original Message-----

From: Alex Zorbas <azorbas73@gmail.com>

Sent: 19 August 2020 09:38

To: Planning <Planning@camden.gov.uk>

Subject: MD logged 07/009/2020. Re: Representations- 43 Rosslyn Hill Hampstead NW3 5UH

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Hello

Further to our previous email below, dated 12th August 2020, making representations.

Please kindly confirm that you have received our letter (attached), as sent by email and post, making representations dated 12th August 2020.

Also please kindly confirm that the address for Camden Council Planning Department, as it appears on the Notice we received, is correct. Please let us know if we need to do anything further.

Finally, last week we called your offices and we were told that someone would call us back within 48 hours. Unfortunately no one has called yet.

[REDACTED]

Thank you for your time and attention to this matter. Looking forward to your reply.

Kind regards

A. Zorbas
Leaseholder and one of the Freeholders
43 Rosslyn Hill
Hampstead
NW3 5UH

On 12 Aug 2020, at 15:34, Alex Zorbas <azorbas73@gmail.com> wrote:

Hello

Further to our earlier email today, please see attached letter, sent today 12 August 2020, to Camden Council Planning Department WC1H 8EQ, by courier, as we are currently out of the country.

We are making representations about an application (Notice attached).

As per the notice, the deadline is the 15th of Aug 2020.

The applicant just today sent us the following reference:

PP-08572422

Please let us know if we need to do anything further.

Thank you so much.

Kind regards

A. Zorbas
Leaseholder and one of the freeholders

43 Rosslyn Hill
Hampstead
NW3 5UH

<12.08.20 Camden Council Planning Department.pdf>

<image0.jpeg>

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