

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/0903/P	Kai Moldenshardt-Bird	22/05/2021 11:35:55	COMMNT	<p>As an outsider and 'laywoman', i.e. not an architect or a party directly connected or concerned with this application, I wonder how, given that there is an existing two storey rear extension, one can demolish an as yet non-existing first floor rear extension. There currently is only a two storey high extension. I assume that the intention is to create an extra bedroom 'in between' floor levels 2 and 3, the raised groundfloor and the first floor, by adding another floor to the existing two storey high rear extension (or a completely new three storey rear extension), on top of which a roof terrace with a ballustrade will be created which will be accessible presumably through french doors from the podest in between the first and second floor, all of which is only possible if the first and second floors already form part of a self-contained two storey maisonette which is accessed through a door leading off the communal hallway at raised groundfloor level. If my understanding is correct, I wonder whether the applicant is an existing lessee or sublessee, a tenant or even the freeholder, or an external developer. It is the existing leaseholders, subleaseholders and/or tenants, as well as potentially the freeholder, whose interests will have to be considered and protected. I am speaking out of experience as I once was a sitting tenant whose freeholder granted a new long sublease to a developer who then successfully and very underhandedly submitted applications for the refurbishment and new subdivision of the entire rather large Victorian semi-detached house in Primrose Hill whose top floor I then occupied. On viewing the application plans in person, I discovered that the staircase in my flat was to be turned around, that it was envisaged that a further flight of stairs would lead up into the new loft extension with dormer windows to the front and side and a roof terrace to the back, that my daughter's bedroom to the front would become the kitchen and that my kitchen to the back would become the large new bathroom and that my existing bathroom would disappear. What these plans approved and rubberstamped by Camden Council did not say in 1993/4 was what would become of me, a young widow, and my daughter then just into her teens. The plans for the other three floors were also extensive and detrimental to the structure of the building. The new leaseholder wanted to divest himself of the last tenant, me, and, thankfully, he was a relatively honest man, so I was not physically harassed or threatened but bombarded with alternative suggestions all of which envisaged my living anywhere else but where I did, so as to maximise his profitspan. I lived with his builders in the house for over a year which gave me a chance to see what happens if one builds a one storey rear extension of 36 sqm with a large roof terrace on top: cracks immediately appeared in the walls of the communal staircase running from the basement diagonally right up to the loft, across four floors, dislodging my bathroom plumbing. Least said the better.</p>