



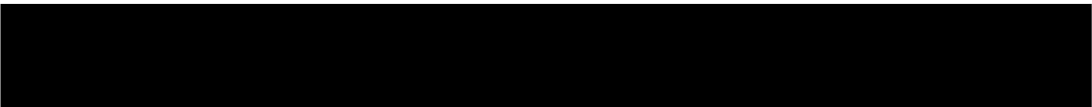
Dear Mr Marfleet

As the case officer for the above application, I wanted to make sure my comments below were brought to your attention directly.

Yours sincerely

Gemma Fentiman

Sent from [Mail](#) for Windows



**Subject:** Comments on 2021/3504/P have been received by the council.



Dear Sirs

I own the long leasehold interest in a top floor flat on Beaufort Court, 65 Maygrove Road (the Property). I am writing

on my behalf and also on behalf of the holders of the long leasehold interest in three other top floor flats in the Property, Manaton Nominees Ltd.

We understand that Avon Ground Rents Limited (the Applicant) has submitted an application for a single rooftop extension at the Property (the Application). We do not live at the Property and neither us, nor our tenants, have received any notification from the Applicant about the Application. At the very least, this is not in accordance with good practice and we feel that it is in fact underhand and deceitful, especially considering the huge negative impact this Application will have if it goes ahead (please see below).

We have seen the letter dated 12 August 2021 from Clyde & Co on behalf of Regal Property Investments Limited (the Letter). We agree and repeat all of the objections raised in the Letter.

In addition, we strongly object to the Application on the grounds set out below.

1. The impact on the existing building:

a) We understand from our tenants and those occupying other flats in the Property that the Property is already struggling to cope with refuse. There are not enough bins/a big enough bin storage area for the existing tenants, leading to a build of refuse and lack of collection by the Council. This is particularly concerning as we understand that fire escape routes to the rear of the Property are often blocked by refuse which has not yet been collected. This problem will of course be exacerbated with the addition of 16 flats, not least of all because it is our understanding that the Applicant does not own the basement space where the bins are kept. We therefore fail to see how it will even make the necessary changes to accommodate additional bin storage.

b) There has also been a serious pest issue in the Property with numerous sightings of mice and rats over the last couple of years. Some tenants have had to live with pest issues for months on end, which has not only had a horrendous impact on their quality of life but is a real health issue. Again, the addition of 16 flats and the resulting additional waste is only going to make this problem worse.

These issues have arisen at a time when we have seen both soaring service charges and the considerable worsening of general amenities within the Property, for example lifts being out of order, damage to the roof not being repaired for over two years causing considerable leaks, and numerous bike thefts. The Applicant, via its management company, has continually failed to address these issues and we can only imagine how much worse this will be for the Property if the Application is successful - firstly with all attention turning to the building works and then with the additional strain on the Property with 16 new flats.

2. The noise and disturbance resulting from having flats above those which were previously on the top floor: we paid a premium for our long leasehold interest in top floor flats so as to avoid having noise and disturbance from people living above. We recognise that our leases state that an additional floor could be built but, at the time of signing, we understood this to be a standard clause and not something that would ever be enforced. Even if we put aside the noise and disturbance of months of building work (particularly hard to do at a time when tenants are working at home and so will not want to rent out flats at the Property), if the Application is successful there will be a loss of amenity for those tenants as it will forever take away the essence of the existing top floor flats and they will have to put up with noise and disturbance from flats above. Personally, having previously had noisy neighbours living upstairs me for years, I know what a detrimental impact noise in one's home can have on amenity, quality of life and wellbeing.

3. Loss of light: we note from paragraph 3.15 of the Letter that there is no "definitive or accurate (i.e. expert) conclusion that the Development would not give rise to unacceptable impacts in terms of loss of light and outlook for ...other properties within the Development". As the owners of long leaseholds in top floor flats, the loss of light and outlook is of particular concern and this of course must be fully and independently investigated in advance if the Application is to proceed.

4. Fire safety/EWS1: After learning that there was ACM cladding on the top floor of the Property, we have been extremely concerned about the fire safety of the Property as a whole. The leaseholders have finally been able to obtain an EWS1 certificate, after nearly a year of battling with the Applicant's managing agents to undertake the

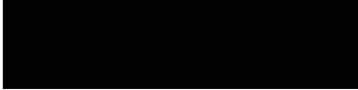
necessary work to the Property. We understand that, if the Application is successful, it is likely that the certificate will be invalid. This is going to cause considerable worry to the residents from both a fire safety and financial point of view as any remedial works at this stage will be extensive. Post-Grenfell, we feel that this is something that will undoubtedly be taken extremely seriously when considering the Application.

5. The external appearance of the building: this is going to be considerably impaired if the Application is successful. As the Application itself states, the proposed additional storey would make the roof as a whole more prominent. This goes against the Fortune Green & West Hampstead neighbourhood plan (which has been adopted by Camden Council) as the proposed extension will not fit in with existing rooflines, making the tallest building in the surrounding area even taller and, as a result, more overbearing.

Please carefully consider all the objections above and reject the Application.

Yours faithfully

Comments made by Gemma Fentiman of 5 Daleham Mews, London, NW3 5DB



Comment Type is Objection