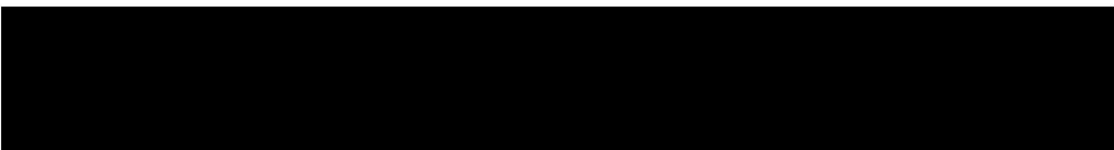




Subject:

Comment on Planning Application 2021/3504/P (Beaufort Court 65 Maygrove Road London NW6 2DA)



Dear Patrick Marfleet,

I would like to register an objection to the above Planning Application for a Single Rooftop Extension at Beaufort Court on the basis that the proposed development does not comply with the conditions as specified under Class A, Part 20, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order").

Loss of light

1. Under Schedule 2, Part 20, Class A(A.2)(1)(g) of the Order, any proposed development must consider the impact of the development on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light.
2. The Council has also recognised in its Camden Local Plan 2017 the importance of considering the potential harmful effects of proposed developments on existing and future occupiers as a result of loss of daylight and sunlight, and has committed to protecting the amenity of occupiers and neighbours.
3. As a leaseholder and current occupier of Beaufort Court, I am concerned that the proposed development would result in an unacceptable loss of light for my home (and presumably other similarly affected flats in the building). As one of the flats on the lower levels, two of the three bedrooms which are north-facing already suffer from questionably acceptable levels of natural light. An extension to the building will further reduce the amount of light reaching the rooms. As a consequence, my home may no longer possess sufficient access to light in line with Building Research Establishment guidelines.
4. As stated in a comment of 12 August 2021 from lawyers acting on behalf of Regal Property Investments Limited, the Applicant has not provided an independent assessment of the likely sunlight and daylight impacts of the proposed development. Proper scrutiny is critical before any such Application can be considered to meet the conditions set out in A.2(1)(g).
5. Given the current context, myself and other occupiers of the flat (including occasionally my elderly parents) – as well as other existing and future occupiers of neighbouring flats – are having to spend more time at home, working, living and even isolating. As noted in the Camdens Local Plan, such detrimental loss of light can have an impact on our mental and

physical health and influence life chances. During the extended lockdowns I had to install 5 long mirrors in my bedroom just to try to create more natural light and make the space more habitable (to minimal effect).

6. The Council's Local Plan sets out an expectation that new developments provide high quality housing with a focus on good natural light. This is in recognition of the fact that such housing can, amongst other things, support the health and wellbeing of residents in the Borough (especially the elderly), as well as contribute to the energy efficiency of buildings. Approving this proposed development will run directly counter to the Council's policies. I urge the Council to carefully consider and approve only development that furthers and positively contributes to, rather than detracts from, the Council's vision for the Borough.

Residential amenity

7. The Applicant fails to comment on the proposed development's impact on the amenity of the existing building. In its Application, the Applicant merely states that 'the proposed new dwellings were considered to deliver a good standard of accommodation.'

8. However, the Applicant has to date demonstrated a track record of poor management of the existing dwellings. Recently we faced an emergency in the flat as a result of penetrating damp where water was infiltrating through the external wall and into one of the bedrooms. The room occupants had to move out (of the only room that receives light) and into another room as it was rendered inhabitable and a health detriment. After over four months and numerous follow-ups met by deflection, the Applicant and their management eventually bothered to repair the defective exterior wall. This issue was similarly shared by the flat in the level above.

9. The Applicant also states that 'refuse and recycling facilities [...] will similarly be utilised for the additional dwellings.' This is a point of concern as the waste management of the building is already extremely poor. Residents recently had to forego significant sums in an attempt to manage widespread infestation in the building caused by such shoddy management. The issue was first brought to the fore when I had to handle the invasion of mice in my home itself (see Annex for photo) and has been ongoing for a year and counting. Occupiers now have to live with bait safes scattered throughout their flats.

10. An additional 16 flats will only serve to further exacerbate the pest infestation issue internally in the dwellings and in the surrounding local areas, and place excessive strains on a building that already lacks acceptable management. The proposed development will likely worsen the amenity and living standards for existing flats in the building, much less provide a good standard of accommodation for future occupiers. I urge the Council not to approve development which will negatively impact the already deficient amenity of the residences and furthermore falsely claims to provide acceptable accommodation.

Final objections

11. Finally, I would like to support and repeat the objections raised by lawyers acting on behalf of Regal Property Investments Limited in their comment of 12 August 2021:

- ∞ Given that the building is at least 18 metres high, the Application must be accompanied by a report from a chartered engineer (or other competent professional) confirming that the

external wall construction of the Property (as existing) complies with paragraph B4(1) of Schedule 1 to the Building Regulations 2010. This is not provided by the current Application.

- ∞ The Applicant has not adequately demonstrated that the Property is detached within the meaning of Part 20.
- ∞ The extension of the Property would invalidate our current EWSI certificate which took significant effort, over the course of a year, on the part of residents to obtain. This would obviously compromise our ability to sell, let or mortgage our properties and could come at significant personal and financial costs.

Given the above objections, I respectfully request the Council to reject this Planning Application and am confident the right decision will be made.

Yours sincerely,

Sarah Tan