

15 August 2021

London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

Attention : Patrick Marfleet  
(patrick.marfleet@camden.gov.uk)

Dear Sir,

**Application for a Single Rooftop extension at Beaufort Court, 65 Maygrove Road, London NW6 2DA  
Class A, Part 20, Schedule 2 of the Town and Country Planning (General Permitted  
Development)(England) Order 2015 (as amended)  
Application Reference Number : 2021/3504/P**

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We are the owner and long leasehold owner of Flat 57 of 65 Maygrove Road London NW6 2DA (the "**Building**") and it has just been brought to our attention that Avon Ground Rents Limited ("**Avon**") has recently lodged a planning application reference 2021/3504/P (the "**Application**"). We would like to highlight that during this Application process, we have not been formally notified by Avon of the Application and if we had not been informed of it by other owners of flats in the Building, we would not have known about the Application and they would have been able to proceed with the Application unchallenged. We believe they know the serious negative implication of their Application on the living conditions of the residents in the Building, and is obviously trying to avoid notifying the owners of the flats in the Building in case they raise objections. We find the process they have undertaken to be opaque and not in good faith.

We now write to formally register our objection against the Application for the following reasons:

**1. Letter of Objection by Regal Property Investments Limited ("Regal")**

We have been provided and has sighted a letter of objection issued by Clyde & Co on behalf of Regal dated 12 August 2021 (the "**Regal Letter**"). We would like to inform you that we concur, support and repeat the points of objections raised in the Regal Letter.

In addition to the reasons for the objections raised in the Regal Letter, we would also like to as an occupant of the Building I would like to lodge an objection for the additional following reasons:

**2. A lack of transparency in the Application process:**

It is clear that if the Application is approved, the lives of all the people currently living the Building will be negatively impacted. It would have been the morally right thing to do on a best effort basis to consult the residents and owners of the flats in the Building by email, letters on the proposed Application. Unfortunately, none of the above were done despite the fact that it would not have been difficult to reach out to us just as we were subsequently approached by other disgruntled owners through our property management company.

It is obvious that Avon had not proceeded with this Application in good faith, and is trying to infringe on the rights of the long leasehold owners by avoiding their notification responsibilities while knowing that their Application falls short on numerous points as pointed out in the Regal Letter.

### 3. Deterioration in the living environment

While we do not reside in our flat, we understand our tenants will be negatively impacted and experience a substantial loss of amenity should the Application be granted. The following sets out the reasons why the construction of a further floor of flats on top of the Building will substantially impact the residents of the Building:

- (a) **Waste Disposal:** We understand that the Building is currently already experiencing significant problems with regards to overflowing waste due to insufficient waste receptacles, the increase in waste that will surely happen should a further 16 flats be built will put further burden on waste collection by the council and exacerbate the problem compromising the cleanliness of the Building and the safety of its residents.
- (b) **Pests Infestation:** We understand that the Building is already facing pests infestation due partly to the issues with waste disposal as set out above. A further increase in the number of residents will make an already tenuous situation even more unsustainable. We are already facing an exceptionally challenging Covid-19 virus with a lot of our residents working from home, a further deterioration in pests infestation may present other health challenges that makes things even worse than it already is. Avon's management of the Building through Y & Y Management Ltd. has not been ideal and we no longer have confidence that Avon and/or their agents can address the issue.
- (c) **Safety:** The waste from the Building is collected from the rear of the Building next to the fire escape. The issues currently faced by the Building in relation to waste disposal as stated in 3(a) above had caused the fire escape to be blocked when the waste receptacles waited to be collected..
- (d) **Crime:** We understand from the Application that Avon proposes to increase the number of spaces available for bicycle storage. Based on the historical occurrences of criminals entering the Building to gain access to the stored bicycles. an increase in the number of bikes stored is highly likely to increase such criminal activities if further no additional care taken on security of access.

The issues raised above are existing problems that we believe will be made worse if additional flats are allowed to be built above. Discussions with the property manager engaged by Avon on the above problems have been ongoing, without any solutions provided to date. We believe that the problem is likely to worsen should the Application be granted which will cause further substantial adverse impact on the residents of the Building.

### 4. Noise and space deprivation

The increase in the number of residents resulting from an increase in the number of flats will invariably lead to more noise. In addition, with the increase in residents, the available space per

resident on shared space will greatly decrease with the increase in density putting substantially more pressure on shared amenities like the lifts.

#### 5. Fire Safety

Following the Grenfell incident, owners and residents of flats in the Building have worked hard to ensure that the Building complies with new fire safety rules, and following challenging period we were only just able to get the EWS1 certification (the “**Certification**”) and approving the Application will result in the Certification becoming invalid during the construction process, which may impact our ability to secure re-mortgages or sale of our properties, and on insurance too.

For the reasons stated above, we would request that the Application be refused as soon as possible.

Thank you.

For and on behalf of  
Silver Arrow Management Ltd



Lai Voon Wai  
Director