

Thank you very much Councillor Jirira,

I am particularly concerned that this extension will most certainly block my view of natural daylight. I won't be able to see the sky. I live and work from home. I suspect this could cause a real impact on my wellbeing.

In addition, I am concerned by the other issues that you raise. There is waste scattered and dumped on Maygrove Road. In the Peace Park, it is rarely collected.

The road is congested and inaccessible at times.

I would urge you and your colleagues to object to this planning application.



Dr Charlotte Proudman
Barrister Goldsmith Chambers
Research Fellow Queens' College, Cambridge



On 19 Aug 2021, at 19:50, Nancy Jirira <Nancy.Jirira@camden.gov.uk> wrote:

Dear Dr Proudman,

Re: Planning Application to the (LB Camden) : 2021/3504/P

Thank you very much for including me in your email of your objections to the proposed planning application that is being made under the Permitted Development that was agreed by LB Camden and the developers of Beaufort Court. I have also sent a similar email as an initial response to those who have emailed me separately.

Kindly see below my initial thoughts and response that have been heavily influenced by your objections.

I am really sorry that I did not acknowledge the communications from yourself earlier. I should have done so for you to be aware that I was responding to the concerns that had been raised by residents in Beaufort Court and the surrounding area..

As you would be aware the local Lib Dems have raised their concerns about the planning process such as not communicating appropriately and sufficiently with residents regards to this planning application, the Council have acknowledged that they had not consulted sufficiently with residents. I am concerned also by the point that have been raised elsewhere about the impact of the increase in household density because currently there are issues of an increase in infestations from rodents and poor disposal of how household waste is being managed. I am aware that this current application consultation was extended to 3rd September due to the intervention of local Lib Dems.

As a group we discussed this on Tuesday, 17th August. At the meeting I also raised concerns from other residents whose homes face this new development.

Like yourself, I am also aware that as this application is being made under 'Permitted Development' there is limited scope under planning to influence this decision. So, I am exploring how much influence the NDF statement that addresses the height of buildings within its area, should the developers be minded not to disturb the skyline. Can the NDF planning document assist us with objections to this planning application. Your objections have made the practical point vividly so I hope I may also refer to your objections on this.

I have also been made aware and I note that the density as a result of the dwellings will increase the already overstretched management of the storage in the basement area and the poor management of household waste which has resulted in very unhygienic situation of reported rodents on this newly completed block of flats.

I am wholly supportive of the planning objections that have been submitted by residents in Beaufort Court, the Lib Dem group and others.

I am seeking advice on the best way to raise the concerns so that we can get a helpful response from the development owners. The three issues I will be raising my concerns about are as follows:

1. Under the West Hampstead and Fortune Green Neighbourhood Development Forum - there is an expectation that buildings within the area would be mindful to the disturbance of skyline to existing housing. I am asking colleagues in the NDF what scope we have from the NDF. I will also be asking the officers who support councillors - member service officers to explore what is there for us to use.
2. The Waste management as part of current housing stock management has not worked well for residents so the increased housing density will make an already worse situation worst. Poor hygiene has been raised as a concern by some residents who no longer enjoying daily living in their properties in Beaufort Court because of infestations especially from rodents and in the basement storage area which is congested.
3. Tree Planting - agree tree planting has been requested by residents on the Brassey (Sidings Estate) who have stated that they were not sufficiently consulted. This in particular was what was said by several residents who face towards the development, 'as we are on a council estate our views do not matter' .

The tree planting and probably having a meeting with residents on the Beaufort Court, Sidings and, Maygrove Road, the developers and the council may go some way to a resolution of the objections to this planning application.

I will be guided by yourselves in how we proceed with these objections. May I again thank you for including me in your email.

Yours sincerely,

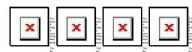
Thanks

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Nancy Jirira
Councillor (Liberal Democrat)

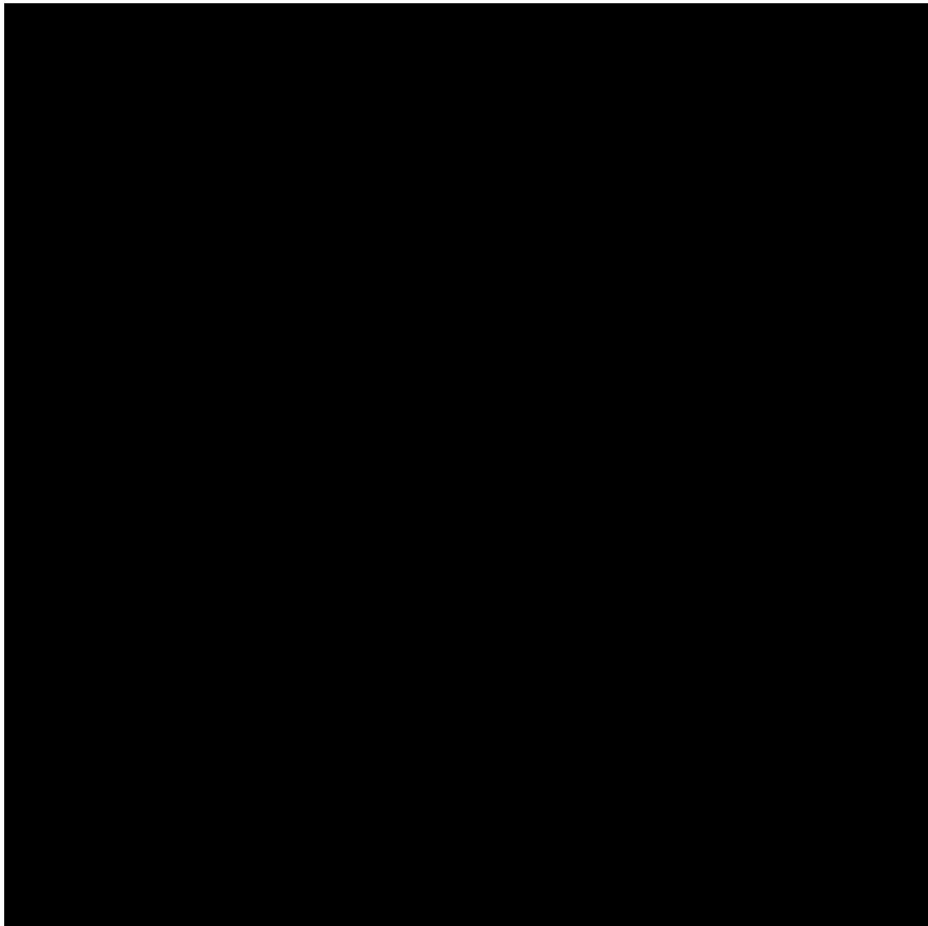
Tel: 020 7974 2792 (LB Camden Member Support)

Mobile: ██████████



For all Covid related information, please visit: <https://www.camden.gov.uk/COVID-19>
For Camden Summer University: <https://www.cmdn.co.uk>

The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.



Subject: Re: Planning application objection - Beaufort Court [021/3504/P]

[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.

13 August 2021

To whom it may concern (Planning@camden.gov.uk)

Re: Opposing the planning application to build additional flats at Beaufort Court, 65 Maygrove Road, NW6 2DA.

1. I am writing to oppose the planning application to build additional flats at Beaufort Court, 65 Maygrove Road, NW6 2DA.
2. I am a leaseholder and resident of Flat 47 Beaufort Court, NW6 2DA.
3. I work from home and I live at home.
4. There was a material failure to ensure due process and give sufficient notice in respect of this application I was shocked and dismayed to learn about this planning application after a friend informed me that there was a letter attached to a lamp post on Barlow Road (photograph attached). If my friend had not seen this poster, I would never have known about this application. You have failed to inform residents and leaseholders about this planning application. There is a duty upon the council to reasonably inform those impacted by planning applications. Clearly, I would be impacted by this planning application yet you took no steps to inform me or other residents about this planning application. I seek an urgent response to address: **Why have you failed to inform myself and other residents about this planning application?** I can only conclude that you failed to inform me and other residence because you did not want any opposition to the application. You wholly failed to attach posters on lamp posts on Maygrove Road where the new flats would be erected and you failed to put leaflets through our letterboxes. Instead, the poster was hidden away from Maygrove Road.
5. The height of the building would block my light. I attach 2 photographs to my email showing my view (on floor one) from my office window. At present I can see the day light and I can see the sky – but only just. If another floor is built on top of the building. I will not be able to see any daylight, all I will see is a brick building. This will block my access to natural daylight and will have a significant impact on my wellbeing.
6. I object to this proposal. It will result in further congestion and traffic on Maygrove Road especially from Friday 6.30pm to Monday 8.30pm when cars are permitted to park on a single yellow line. The entire road is usually blocked with cars and it is impossible to drive down Maygrove Road without having to reverse back or give way. The congestion is dangerous.
7. I practice as a barrister and work from home where I appear in court from video-link. The building work proposed would cause significant disruption to me using my property for personal and professional use. I would be very concerned about the noise disruption.

I may wish to make further representations.

Yours faithfully

Dr Charlotte Proudman
(Flat 47)

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