



Dear Sir/Madam,

I am writing to object to planning application 2021/3504/P, which concerns the application for the erection of single storey rooftop extension to provide 16 additional residential dwellings at 65 Maygrove Road.

Grounds for dismissal

First, I would like to draw your attention to the submission made on behalf of Regal Property Investments Limited, which clearly demonstrates how the proposal does not fall under permitted development rights.

The application is also not accompanied by the required report from a chartered engineer confirming that the external wall construction of the property complies with building regulations.

For these reasons alone, the application should be rejected by the Council.

Impact on existing residents

However, if Camden was minded to consider the application beyond this, I would urge them to reject this application on the basis of the impact that it would have on existing residents, in relation to the following issues.

- Fire safety: There have been issues with ACM cladding at this property before, and so residents living there have been very concerned about the fire safety of the property as a whole. It took a year for the residents to obtain an EWS1 certificate, but this would likely be invalidated if the application is approved.
- Noise and disturbance: This development would lead to months of building works, causing considerable noise and disturbance to existing residents, many of whom regularly work from home. This is not acceptable, particularly as those living on the top floor had purchased their top floor flats at a premium.
- Loss of light: I am concerned that adding an additional floor to the building would result in loss of light for those residents living on the top floor. I would request that further work is done to investigate the impact on their loss of light before this application is considered further.
- Refuse collection: The storage area for bins is not big enough for the existing residents, which has caused a build up of waste in communal areas – both a fire and environmental safety hazard. This application does not address this issue, and adding 16 flats will only serve to exacerbate this problem.
- Pest control: There are existing issues with rats and mice in the building, so the addition of 16 flats will make this issue worse.

Affordable housing

Furthermore, I am dismayed that the application does not include the provision of any affordable housing units out of the proposed 16 new flats, which contravenes the Council's affordable housing requirements.

To conclude, I urge the Council to reject planning application 2021/3504/P as I believe the development falls outside of permitted development rights and would cause harm to existing residents living in the building.

Kind regards,

Lorna

Cllr. Lorna Russell
Fortune Green Ward (Labour / Co-op)
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