

**Camden Council
Member Services
5 St Pancras Square
London N1C 4AG**

3rd September 2021

Mr Patrick Marfleet

The Planning Department Camden Council
London Borough of Camden
5 St Pancras Square
London N1C 4AG

Dear Mr Marfleet,

Objections to the Permitted Development Application

Re: [Beaufort Court 65 Maygrove Road London NW6 2DA \(2021/3504/P\)](#)

New application (July 2021) - Historic application

Erection of single storey rooftop extension to provide 16 additional residential dwellings.

Being made under:

SCHEDULE 2, PART 20, CLASS A TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER (GPDO) 2015 (AS AMENDED AUGUST 2020)

The application is being made by Avon Ground Rents Ltd and represented by ICENI

I am making my objections to the above as a Ward Councillor based on what is allowed Under a Permitted Development, following feedback and views received from several residents on the existing Beaufort Court, and neighbours from both Maygrove Road, Users of Sidings Community Centre and residents on the Sidings Housing Estate. I am making this objection also based on what was submitted by the Developers and their resubmitted letter dated 27th August 2021.

I am noting that a prior approval application under the Permitted Development (PD) is different to a full planning application in terms as Building Regulations set out that Permitted Development is intended to be for small projects that do not have any significant impact on the local environment. Permitted Development do state conditions for the development to meet. It is the letter and intention of these that I make my objections. It states that the developer is expected to inform existing residents. At no occasion has this been exercised by the developer and it appears as a breakdown in establishing a good intention when what is being proposed will affect those who currently live in that housing block. Similarly, no dialogue was attempted with those in the neighbourhood to the Beaufort Court namely Maygrove Road and Sidings estate residents. PD does state that this is expected to be done to establish a fit with the environment.

In their letter dated 27th August 2021, the developers continue not to have regard for dialogue or show acknowledgement of the impact of lack of their dialogue with the residents in their 91 units in Beaufort Court. The block of flats is expected according to Permitted Development to fit with its environment by having regard for privacy and safety. This this means those who currently live in the existing block and their neighbours on Maygrove Road and a lot of children - who attend a nearby the Sidings Community Nursery and those who use the children's area other Maygrove Peace Park users and residents of the Sidings estate, would have their lack of privacy and safety greatly impacted by those living on the additional floor much more, as there will not be the shielding from trees as boundary at such a height.

I am making my objections as follows:

1. Impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light.

The Height of the building - affecting the views of skyline, the safety and privacy of children from the Nursery who use the outside of the adjacent Sidings Community Nursery and other residents. This will also affect others using daily the children's park on a different part of the Peace Park that is dedicated as a children's space which is very used. Views were received from several existing residents on Beaufort Court and Sidings who stated how the additional floor would affect their view, safety and privacy as there will not be the trees to form a protective barrier.

This development is spatially over a huge area and adding a height to a building, residents on Sidings Estate (1 to 23 Brassey Rd) and on the high numbers (119 to 148 Brassey Rd) have been saying 'they, (the developers) do not care about us, mispositioning their building onto us like this'.

A resident within the Beaufort Court who works from home substantially stated that the additional floor will blight the view from her window as the skyline would now be of the new floor. In their objections they have visual evidence of how also their skyline will be affected as an example.

In addition, the proposed floor from the balconies and windows that will inevitably be able to oversee the children from the Sidings Community Nursery and other amenity users when they are out of doors daily on the Maygrove Peace Park. The image 1054 submitted by the developer on 27th August 2021 is of the Beaufort Court facing Kingsgate Primary and does not show the nearby Sidings Nursery and the two ends of Brassey Road which are behind the image 1054. It is not clear why they did not submit this side of their block of flats to be able to illustrate a full picture of how their flats would fit within the environment.

2. Being a Stand-alone building

It is a requirement for a Permitted Development of a block of flats such as Beaufort Court, 65 Maygrove Road, to be a purpose-built block of flats. In their application letter to the Council, Sophie Innes (INEC) for the developers attaches a report about the external wall construction to confirm that the external wall between no 61 Maygrove and 63 to 65 Maygrove has a party wall. The visual from the Maygrove Road frontage show the two blocks of flats to appear to be co-joined. The developer says in between the flats there is a filler. It is unclear from the outset that if a block of flats was intended to be a 'stand-alone' it would be constructed as such to stand firmly on its own.

Visually when looking between 61 and 63 to 65 Maygrove, the block of flats look cojoined. In their second letter dated 27th August 2021 (image 1057) clearly shows Beaufort Court in the Red Brick and the next address - 61 Maygrove Road as light Black-Brick building. The plans for the 63 to 65 Beaufort Court may well be for a stand-alone, but it appears that the builders did not make an effort to retain the stand-alone structure. There are construction designs that can achieve stand-alone even for buildings that are this close to each other. Visually as the Developers image 1057 shows there is no demarcation. It is since the Beaufort Court those who live in 61 have started to raise their concerns of cracks appearing. They were infilled during the building, there does not appear to have been an intention to ensure that the block of flats was detached indeed the Agent for the developer confirms that there is a purpose filled gap with material to ensure that the two buildings are not detached. This has had a detrimental effect on No 61 as there are increasing reports of residents who now have cracks which was not the case prior to Beaufort Court being built.

A resident from Number 61 Maygrove has written their objection about cracks that have started to come through. I would not say whether these are as a result of being joined up with 65 Beaufort Court. Why would a sound stand-alone block of flats need to have a filler on its whole wall?

Having the filler does that nullify the 'standing alone' of 65 Beaufort Court?

Only fully detached blocks of flats can be extended, it is for the council to assess the proposal on this as well.

3. Healthy Schools Street Strategy

For the last year, the residents in Maygrove Road have joined up with the local Primary school and they have requested Camden Council to bring to this street restricted traffic flow. The plans to consult on this are to be when the new school term starts in September 2021. Residents have been raising their concerns because of enormous rise in traffic much more so when the new school opened. Currently disabled transport has access and egress problems, often reducing the quality time for those vulnerable people to be moved to their daily destinations. The construction lorries will bring on added congestion to the traffic flow in Maygrove Road, making the whole road impassable for the rest of the day also as the developer's application states their deliveries would be between 8 to 6:00pm. The added noise and disturbance resulting from the proposed increased traffic will be intolerable for all residents in the neighbourhood.

The Ward has lived in the last eighteen months endured very high traffic flows as a result of utility road works. On Mill Lane a man lost his life hit by a construction lorry that was probably cutting through using smaller roads.

4. The Basement area as a Storage and Waste management space

The developer has proposed that as a 'result of the of this uplift in units, the development will also provide 30 cycle parking spaces on the site. These will be accommodated within the basement alongside the existing provision.

Residents have reported that their basement was full of Waste which is not properly cleared up. This has led to an increase in siting of rodents. Recently Camden Council Environmental department came following repeated reports of rodents and they wanted to know why this had increased and they walked about and inspected the area. The basement piles of rubbish was noted. The residents said this whole floor space is noted to be unkempt at most times.

The basement is used for cycle storage but because of an increase of thefts, most residents I was told that they take their cycles to inside their own flats. There is an uneasiness about the increase of thefts to the basement area especially. There is no additional car parking spaces. Residents would appreciate an improvement of the state of the basement area.

5. Contribution to Landscaping to improve the uplifting of the area by tree planting and Section 106 funding from the development.

Residents living along 1 to 23 Brassey Road continuously have feedback and asked about, 'what happened to the tree-lined boundary that was proposed'. They have asked specifically to have a boundary of Cherry trees as this will be helpful to provide some privacy from the balconies that overlook to their flats. They feel this has not happened. The residents at Beaufort Court have also said they feel that the Landscaping of their courtyard has not been as enjoyable to see for them as the area is covered in overgrowth. The area would benefit from a well-planned tree planting.

Residents commented that the owners Avon have not contributed to the loss of trees by planting more trees to form a boundary but also as part of the commitment that was made to landscape the back of Beaufort Court and the Maygrove Peace park.

6. The impact on neighbours and absence of consulting by the developer with existing neighbours

It is unclear why this does not seem to have taken place. We note from the developer's application that they sought a meeting with Camden Council planners, indeed a meeting with a planning officer took place and this is recommended by Camden. At that plenary stage the PD regulations state that prior to proceeding, the developer should inform, consult existing neighbours to the proposed development to seek their views. This did not take place and as we now know it was due to formal challenge of this that Camden Council extended the Consultation of this PD development to end on 3rd September 2021 and not end in August to allow more local people to express their views.

The developer has opportunity and the legislation states this is an obligation placed on every developer to hear views of local people prior to a development. It is a recognition of good practice and to say as a developer you care and to want to manage the assert better.

7. Fire regulation.

The developer is quite right to say that Beaufort Court does not have the height for a Fire Certificate following what is now acknowledged as good practice following from Grenfell Tower fire in Westminster. Residents on the current top floor have stated that they were concerned that a cladding along the current top floor had been noted not to comply with regulations, they wanted an assurance that this had now been remedied. They are concerned as without a Fire Certificate this was affecting them financially as this would be required if anyone wanted to sell their property.

8. Concerns about top floor

The residents on the top floor have reported that rainwater has been seeping through into their flats. Due to weather effects, a roofing membrane had become detached. Birds were nesting up there and following recent heavy rains, water has seeped through into some of the flats. Before the new floor is put up, residents on the top floor wanted some assurances about this.

Thank you.

Yours sincerely,

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