

Leela Muthoora

From: Ingrid Dé [REDACTED]
Sent: 10 January 2022 17:03
To: Planning Planning
Subject: 34 MEADOWBANK NW3 3AY
Attachments: Ingrid De.docx; Build up - NO.jpeg; building regulations.jpeg; Basement.docx

[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 seams so extra vigilance is required.

Site Address: No. 34 Meadowbank
Application Number: 2021/6074/P

Dear Sirs/Madam

objections to the above application.

PLEASE ENSURE THAT ALL ATTACHMENTS ARE FILED TO THE APPLICATION NUMBER 2021/6074/P

Ingrid DE
owner of : 24 Meadowbank

Ingrid DE , 24 Meadowbank, London NW3 3AY



Planning Development Management
Camden Council, Camden Town Hall
Judd Street, London WC1H 9JE

10.1.2022

planning@camden.gov.uk

**Site Address: No 34 Meadowbank, Application Number: 2021/6074/P
This property was built in 1972.**

Dear Sirs/Madam

Further to my letter of objection dated 6th January 2022, copy enclosed, please note the following:

The **new** application, illegally granted to the top floor, did not take into consideration the current law, where Homeowners can object to new builds after U-turn on planning – see attached.

The proposed demolition of the existing top floor, constructed during 2009, permission granted by Camden Council, is supposed to be replaced with a higher construction and this is also against the current law. – see attached.

Interestingly permission was granted by the Council at lightning speed on the 24th December 2021, **Christmas Eve**. No public notice was displayed or seen in our area.

One wonders if certain Camden Council Planning Department staff is interested to act speedy if and when some developer requires it.

Please also note: All common areas, the asphalted road, one meter wide pavement and all grass areas are owned by each house owner, 1 share each. Each share holder can object to heavy machinery, etc, being parked on these communal Meadowbank areas. There is no designated area for "outsiders", e.g. builders, etc. for parking on the Estate.

Under the one meter wide pavement area next to the asphalted road, clearly indicated with a red paving stone line, are utilities, electric cables, water pipes, gas pipes, sewage and drainage pipes. Any disturbance of these will be devastating to the Estate. **Not even the Management of Meadowbank has the right to allocate a designated parking.**

Kindly reverse immediately the illegal permission already granted by your Department to rebuild the higher top floor.



Houses built before 1 July 1948 or after 28 October 2018 (for extending homes) or 5 March 2018 (for adding new flats) cannot be extended upwards without planning permission.

That's roughly 38% of all homes excluded. You can, of course, still apply for planning permission, but the easier route to building isn't open to you.

[November 2020 note: we've seen several applications where the applicant has ticked the built between 1948 and 2018 box when the house is clearly older. Council planning officers are not stupid and these applications have been refused. Only put in a Prior Approval application for an upwards extension if you're certain the house was built after July 1948].

Your property also will not qualify if it is in a conservation area, an area of outstanding natural beauty, a site of special scientific interest, a national park, the Broads or a World Heritage Site. And you can't use the new permitted development right (PDR) on a listed building.

Already Built Up? That's Also a No.

You can't add new storeys using the new permitted development rights if the house has had any new storeys added to it since it was built.

Upward Extensions: Adding 2 Storeys to Yo...



Homeowners can object to new builds after U-turn on planning

Melissa York, Jessica Newman

Homeowners will still be able to object to individual planning applications after the government confirmed a U-turn on reforms to the system.

Ministers had planned to replace the planning application process with a zonal system and mandatory housebuilding targets, stripping homeowners of their right to object.

The Times reported in September that the shake-up of planning laws was to be abandoned after a backlash from voters and Conservative MPs in southern England. A change of approach from the government, however, was contained in a submission to the Lords quilt environment committee.

In the report it said: "There will be a continuing role for public consultation as part of the planning application process. Even where the broad principle of development is agreed... all the details could still need to be consulted on with communities and statutory consultees, and approved by officers or committees where appropriate."

The government's submission added: "Our reforms will give communities a greater voice from the start of the plan-

ning process... We also want to see more democratic accountability, with communities having a more meaningful say on the development schemes which affect them, not less."

In response to the move, Tom Fyans, director of campaigns at the countryside charity the CPRE, said: "It appears the government now genuinely understands the need for local communities to have a powerful voice in planning decisions. These are encouraging signs that suggest a fundamental change of approach when it comes to determining what gets built where."

The Lords report warned that ministers would not hit their target of building 300,000 new homes a year unless they stopped dithering over planning reforms. The cross-party committee said that uncertainty and delays in overhauling the system had had a "chilling effect" on housebuilding.

Baroness Neville-Rolfe, chairwoman of the committee, said: "The most important aspect in terms of housing supply is planning. Frankly all the twisting and turning over reform has had a chilling effect, creating uncertainty for housebuilders and planners."

"The government needs to bite the

bullet and actually build housing of all types and tenures."

The report said: "The challenges facing the housing market have been well documented: too many people are living in expensive, unsuitable, poor-quality homes. To address these complex challenges in the long term it is necessary to increase housing supply now."

Local councils should be forced to come up with a plan for their area, Neville-Rolfe said, as more than half do not have an up-to-date strategy for building more homes.

Help to Buy, the government's flagship homeownership scheme, is criticised for pushing up prices. The £29 billion cost of the scheme would "be better spent on increasing housing supply", the committee said.

The Department for Levelling Up, Housing and Communities said: "We share the ambition to reform the planning system to meet the demand for more high-quality homes and create a fairer housing market. We delivered more than 216,000 homes in England in 2020-21, well above the 186,500 forecast for the whole of the UK, and are investing a further £12 billion in affordable housing over the next five years."

**Ingrid DE
24 Meadowbank
London NW3 3AY**



Planning Development Management
Camden Council, Camden Town Hall
Judd Street, London WC1H 9JE

6th January 2022

planning@camden.gov.uk

FAO all Members of the Planning Development Management

RE: 34 Meadowbank, NW3 3AY – proposed new basement construction

There are several serious issues which need to be considered by the above Planning Development Management.

We moved into 24 Meadowbank in December 1971, after the first phase of this Estate was completed, this included 1 -26 Meadowbank. All other houses were built thereafter in full view of us.

Certain rows of houses in Meadowbank sit on a large concrete PLATE over unstable London Clay. Our house sits on such a PLATE which connects 23 – 26 Meadowbank.

Any disturbance of such a PLATE will not only cause subsidence to adjacent properties, but may over a few years weaken foundations to adjoining properties standing on such a connecting PLATE, e.g. house number 33, **34**, 35,36,37,38.

It is also well known that there are numerous water veins running down from Primrose Hill towards Meadowbank/Ainger Rd. Any disturbance of these water veins, by building underground basements, may change the water flow to somewhere else on the Estate.

Under these PLATES are drains to keep the underground water flowing away from each house. Any disturbance of one of these drainage systems will add to additional flooding somewhere else on the Estate.

If permission is granted to build this Basement, we would need a written guarantee from the current owner of house 34, Camden Council and each Council Member considering this proposed Basement construction, that any damages will be made good immediately and as soon as these damages occur.

We would also need a copy of the current geological report, indicating where the network of these water veins cross the Meadowbank Estate.

Please acknowledge receipt of this email. We look forward to hearing from Camden Council in good time before this application is being considered by the Council.

Ingrid De (owner of 24 Meadowbank)