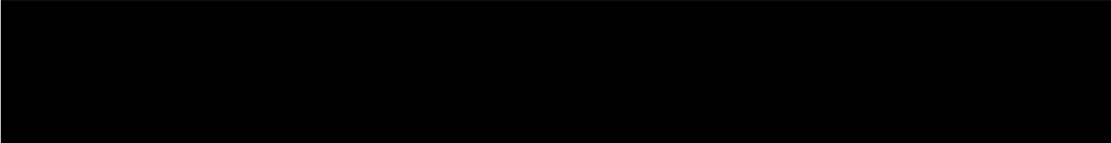




Subject: Objection to application 2022/0743/P registered by Mr Predrag Maric



Here are my details:

Mr Ron Marx

Owner of Flat 3A 20 Crediton Hill

NW6 1HP

Residing at 56 Sarre Road NW2 3SL



To whom it may

I would like to object to planning permission 2022/0743/P registered by Mr Predrag Maric due to the following reasons:

1. Since Camden approved 2018/1012/P, 20 Crediton Hill has been assessed as High Risk of flooding. Covea, our present insurers, will only renew our buildings insurance with an excess of £50,000 for flood damage. Our broker has scoured the market (big and small insurers) all of whom have rejected the opportunity to quote for 20 Crediton Hill due to flood and subsidence risk. Therefore, proceeding to build a basement or other development down a sloped drive in our property is not an acceptable option. I would ask that you reconsider the approval you gave in 2018 when CampbellReith assessed the property as low risk to flood. The situation re flood risk has changed, and this could put 20 Crediton Hill in a very dangerous situation.

2. I am concerned that Camden Planning has not submitted statutory notices to us as adjoining owners of 20 Crediton Hill and with an interest in the forecourt land to which the application applies. From a resident's perspective, it was manageable as an ancillary building to Flat 4 but this overdevelopment in such a small,

constrained site is unacceptable and I strongly object to the ancillary residential use restriction being removed. The studio in question is "ancillary" to Flat 4, but the applicant in question doesn't own Flat 4 anymore, which raises questions as to whether the development can proceed given it's not a standalone property.

3. Two garages were converted by Mr Maric as an extension of the studio (I understand without planning permission) and thus this change of use is already in breach of its current planning permission for ancillary artist's studio and child's playroom.

Finally, I request that you either refuse permission to remove the residential restriction "The premises shall not be used as a standalone residential property" or request that the applicant provides evidence that their access constraints are overcome otherwise the scheme is undeliverable. In my opinion, to progress an application that cannot be delivered would respectfully be a waste of the Planning Committee's time. I would also request that you reconsider the flood risk assessed Low in 2018 and assessed High in 2022.

Please email me back if you would like a further chat.

Additionally, could you email back with a confirmation that you have received this email?

Regards,

Ron Marx