
From: Mary Murphy [redacted]
Sent: 30 July 2022 20:07
To: Planning Planning
Subject: Studio at rear of 20 Crediton Hill - objection to planning application for standalone residence 2022/07/0734/P

[redacted]

Dear Camden Planning

I own Flat 1 at 20 Crediton Hill and owned Flat 6 since 1984 until I sold it in 2020. I also own Garage No 3 on the forecourt at the rear of 20 Crediton Hill.

I object strongly to the application by Predrag Maric to make the studio a standalone residence. He appears to be living in the studio now and has blocked access to my garage and dumped huge amounts of building materials and possessions on the forecourt in front of the studio. The forecourt is owned by Twenty Crediton Hill Freehold Company Limited and he is impeding access/egress from independently owned garages. He has also placed his possessions on top of three independently owned garages and despite repeated requests from the owners has refused to remove these and the items blocking the forecourt "until he is ready to do so in his own time".

The applicant has for years shown total disregard for the rights of leaseholders at No 20 and the garages at the rear. He has also shown disregard for planning laws. I returned from holiday some years ago to find he had, without planning permission, dug a basement until his garage and partly under the adjoining garage owned by me. Skips were coming to the property between 5-6 am and huge noise and disruption ensued for weeks. A structural engineer inspected the site and advised me that it was unsafe and it looked as if it was intended to be for an underground garage (Mr Maric for years had been trying to get the leaseholders at No 20 to approve an underground garage for 15 cars under the garages and garden at the rear). Our lawyers advised us to notify Camden Planning, Building Control and Health & Safety. Camden put a stop on the works until Mr Maric submitted appropriate plans. He then said all he wanted to do was build underground storage but in the 2018 application for a basement for the studio he changed his mind about the purpose of the underground development to help progress his application.

The site at 20 Crediton Hill is now deemed High Risk for Flooding by all the insurers approached by our brokers when our existing insurer imposed a £50,000 flood risk excess on our property in June 2022. Also the new owners of Flat 4 received a High Risk for Flood assessment in their pre-contract due diligence. Garages at the rear of the site have suffered water ingress in heavy rains and goods stored therein were damaged and had to be discarded.

The studio has been advertised for sale as a standalone dwelling with private forecourt with two local agents. The forecourt belongs to Twenty Crediton Hill Freehold Company and at the time of advertising the studio did not have planning permission as a standalone dwelling. It was also listed recently for auction as development land including underground space. I have heard that a developer has made an offer with intent to build two 1100 square foot houses on the site. We would never permit this.

I respectfully request Camden Planning to reject Mr Maric's application for the studio to be used as a standalone residence. If you do not agree, could you please obtain an up to date flood risk assessment of the property at 20 Crediton Hill and request Mr Maric to provide evidence that access constraints for building works are overcome otherwise the building plan is undeliverable.

yours

Mary Murphy