

**From:** David Fowler  
**Sent:** 26 August 2022 10:13  
**To:** Planning Planning  
**Subject:** FW: Objections to Planning Application - 2022/0743/P

Hello,

Please could you upload this objection.

Thanks,

David

David Fowler  
Deputy Team Leader



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**Subject:** Fwd: Objections to Planning Application - 2022/0734/P

**[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 scams so extra vigilance is required.

Dear Mr Fowler

We are concerned to note that our collective objections to the studio at the rear of 20 Crediton Hill being used as a standalone residence does not appear on your website and has not as yet been responded to.

We have just heard:

1. That a Camden Planning enforcement officer visited an elderly neighbour to check the validity of our objections. She is of advanced years and not fully aware of the full implications and would not be the right person to talk to. We suggest you talk to one or more of the younger directors to get greater clarity.
2. That Mr Maric exchanged contracts for the studio at auction so time is of the essence.

Please let us know when you can discuss this.

Subject: Objections to Planning Application - 2022/0734/P

For the attention of: David Fowler

We write collectively to object to Application 2022/0743/P submitted by Mr Predrag Maric to remove the restriction "The premises shall not be used as a standalone residential property" on the studio at the rear of 20 Crediton Hill. This restriction was imposed in 2018/1012/P.

We notified Camden Enforcement recently of various potential breaches of planning by Mr Maric in relation to the studio, garages and forecourt.

We object to the premises being used as a standalone residence on the following grounds:

1. High Risk of Flooding: The main building at 20 Crediton Hill has been unable this year to obtain buildings insurance cover for flood and subsidence. Two brokers appointed by us approached c 20 large and small insurers and some underwriters without success. Covea, our buildings insurer for the last few years, has imposed a £50,000 excess for flood risk based on their independent risk assessment. Flat 4 received a High Flood Risk rating for the building when undertaking due diligence prior to purchasing the flat from Mr & Mrs Maric. The studio is situated at the end of a downward sloping drive and forecourt. The garages next to the studio have had water ingress in heavy rains which damaged property stored therein. The application states that the studio will continue to use the main sewer for the house. That sewer has blocked at the junction with the studio on several occasions. We are concerned that permitting the studio to be a standalone residence will increase the stress on our fragile drainage. We are particularly concerned to hear that Mr Maric has received an offer from a developer who plans to build two 1,100 square foot houses on the studio plot. The potential risks to our building are high with an increased density of residential accommodation.
2. Access for building works. Twenty Crediton Hill Freehold Company Limited owns the freehold to the forecourt in front of the garages and owns the garden at the rear of our building onto which the south elevation of the existing studio overlooks. The forecourt is subject to restrictive covenants in the current land transfer agreement that specifically only permits access and egress for the garages. Therefore, any change of use would be prohibited without the freeholder's consent. It is our view that any development proposal is unviable and cannot be delivered without our consent. Mr Maric has repeatedly sought to purchase the forecourt from Twenty Crediton Hill Freehold Company Limited but failed to get unanimous consent from the freeholders. There is currently no prospect of the freeholders selling the forecourt to Mr Maric or any subsequent owners of the studio. Thus no further development can be carried out at the end of our forecourt.
3. The Studio's EPC rating is F. Mr Maric stated on his application that there is no EPC for the property.

FYI, we have recently seen the studio advertised on Auction House London as "A freehold single storey dwelling with planning permission to redevelop and excavate to a three bedroom house". Before listing for auction Mr Maric, for a number of years, advertised the studio with implied ownership of the forecourt and parking spaces thereon. Alexanders of West Hampstead and Wayne & Silver were the agents.

Finally, we 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 for building works are overcome otherwise the scheme is undeliverable. We also request that you obtain an up to date flood risk assessment on the property at 20 Crediton Hill.

In our opinion, to progress an application that cannot be delivered would respectfully be a waste of the Planning Committee's time.