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**From:** [REDACTED]  
**Sent:** 02 August 2022 12:05  
**To:** Matthew Dempsey  
**Subject:** Fwd: Planning application2022/1945/P Flat 1, 26 Belsize Ave

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----- Forwarded message -----

[REDACTED]  
**Date:** Mon, 1 Aug 2022 at 2:20 pm  
**Subject:** Planning application2022/1945/P Flat 1, 26 Belsize Ave  
[REDACTED]

My mother is the leaseholder of Flat 8, 28 Belsize Ave and a director of Belsize Lodge Management Ltd - the freeholder of 26/28 Belsize Ave. flat 8 is adjacent to Flat 1. I am representing my mother [REDACTED]  
[REDACTED]

We have some queries about the plans which I would like to discuss with someone before making formal comments.

I have been leaving messages for the contact name given by the Council, Matthew Dempsey. I was today informed that he may have left the department and that his line manager is away until 8th August - the day that comments close! I cannot believe that this information is correct, but I hope that you can assist me in some way.

I am adding below a draft of the comments we wish to make so that you can (a) tell me if my reading of the plans is correct or not and (b) advise if these remarks are actually "comment" or if they should be otherwise addressed.

One most urgent question I have is how (and, indeed, if) the leaseholders and freeholder/s should be informed. To my knowledge there has been no notice received by either, merely a note on a nearby lamppost which my mother would be most unlikely to see as she rarely walks in that direction - even if she did, her vision is too poor to read it.

#### DRAFT COMMENTS

I am writing on behalf of my mother, Mrs W J Terry, who is the leaseholder of Flat 8! 28 Belsize Avenue and part owner of the freehold of 26/28 Belsize Avenue (Belsize Lodge Management Ltd).

As Flat 8 is adjoining Flat 1 there are several matters which need to be considered:

1. To date we have received no notice of this application either as a leaseholder or a freeholder. We are only aware because a friend saw a sign up in the street. It is quite reasonable to assume that if they hadn't mentioned it that we would not know anything until after works commenced. I cannot understand how this can be acceptable and would appreciate an urgent explanation.
2. The new owners did tell my mother and some other neighbours that they plan to extend but no details have been supplied nor discussions undertaken.
3. On the plans it is not clearly shown that there is a pathway along the side of no.26 which allows the upstairs flats access to the garden via a secure gate. It is imperative that this access remains.
4. The only access to water for the gardener is a tap located on the wall of no.26 accessed via the side path, it is imperative that this remains.
5. It is noted that the new owners intend to reclaim the area that is currently used as a common pathway between the mound and flats 1 and 8. Since this land is demised to the two flats it is obviously permissible but we require more information on how this is to be achieved since it will mean the gardener will not have access to that part of the mound which is common parts but will no longer be accessible from the current pathway.
6. We are concerned that the provision of French windows to the front well will affect the symmetry of the two properties constituting Belsize Lodge.
7. Most importantly my mother is very concerned about a wall being constructed along the boundary between the properties. Firstly there is an issue with the light available to my mother's living room and terrace since the wall will be substantially higher than the existing fence. It is unclear from the plans online as to the exact height. Secondly, it is also not clear from the plans just where the extension wall will be situated, the materials to be used nor whether this addition would affect the ability of flat 8 to be able to extend in a similar manner. Finally, it would appear that the two flats have a party wall which we think means that party wall permission is required for this build. No such permission has been sought.

My mother has lived in Flat 8 for over 40 years and is very concerned about the disturbance this work will cause. I am acting on her behalf [REDACTED] I would need assurances that no workmen nor scaffolding will be on her terrace.