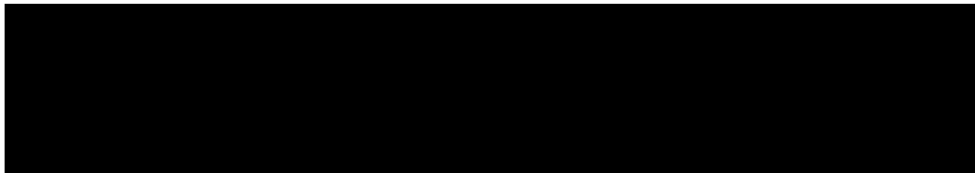


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**From:** Peter Louwes [REDACTED]  
**Sent:** 05 December 2022 15:53  
**To:** Planning Planning  
**Subject:** Re: Comments on 2022/2995/P have been received by the council.



On Fri, 2 Dec 2022 at 20:34, <[planning@camden.gov.uk](mailto:planning@camden.gov.uk)> wrote:

The application 'Change of use from single family dwelling to provide a house in multiple occupation HMO for 6 bedsits' is incomplete and misleading: pre-existing and proposed plans (2 rooms have ensuite facilities) are submitted but THE EXISTING PLANS ARE MISSING. This leads to the following inaccuracies and outright lies.

The more obvious ones:

- Page 5: Q. Has the work or change of use already started? A. No. The answer should be YES as most rooms have ensuite shower and toilet.

- Page 7 Q. Please describe the current use of the site. A. Residential

The reality is that No 89 Messina Avenue aka 'Messina Studios', rather than a family dwelling is a hotel. It is advertised as an 'Aparthotel' on several hotel booking websites (airbnb, [booking.com](https://www.booking.com), [hotels.com](https://www.hotels.com)) and has reviews on Tripadvisor. At least four different rooms are distinguishable on the various booking sites. The entrance sports nine bells and a digital entry code lock. Nine bells for a family dwelling? Nine and more alarm bells should be ringing.

No 89 is clearly being run as an unlicensed Hotel/ HMO. Angela Ryan, the Principal Planning Officer, who visited at the beginning of February 2022 noticed a 'Hybrid use' (short term letting + hostel). Please ask Ms Ryan to describe the layout on the date of her visit. If an official survey might take too long to organize and carry out may we suggest a quick photographic/ smartphone video tour to establish the current layout (existing plans).

Licensed or not the place has been and continues to be a source of huge nuisance. The sewage system in this residential street is not able to cope with hotel volume sewage leading on several occasions to sewage flooding the cellar of N0 87, the adjoining property. In addition to the stench we were all treated, days and nights on end, to the noise and vibrations from a pump used to suck up the sewage.

Clients/Guests inconvenience us ringing our bells, late at night, asking for help because they can't get into N0 89 or don't know where they can park their cars.

There is noise from parties and food and other deliveries.

There is the stench of unsightly rubbish piled high in bin bags which block and leak stains onto the

pavement week after week.

If one residential property produces this much rubbish what amount will six bedsits produce?

If it currently takes two minutes for the bin men to collect the current heap of No89 rubbish how long will it take them to collect the rubbish of six bedsits?

Please don't fall for this garbage of a planning application.

Messina Studios has no business being in our residential street. This hotel is usurping valuable Camden housing stock.

The application 2022/2995/P has no merit and is misleading. Approval will mean a reward for No89's abuse of council resources and its nuisance to neighbours.

Comments made by P Louwes of 76 Messina Avenue

Phone [REDACTED]

Email [REDACTED]

Preferred Method of Contact is Email

Comment Type is Objection