

# JERRARD & SMITH

PROPERTY CONSULTANTS · ESTATE AGENTS

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Kensington & Chelsea  
Planning & Conservation  
The Town Hall  
Hornton St  
W8 7NX  
fax/post

130, COOMBE LANE WEST,  
KINGSTON-UPON-THAMES,  
SURREY KT2 7DD  
TEL. / FAX.: 0181-942 6312

28.12.99

Dear Sir

6 COLLINGHAM RD, SW5/PP 99/2465

RECEIVED BY PLANNING SERVICES								
EX DIR	HDC	N	C	SE	ENF	AO ACK		
16				- 4 JAN 2000				
				REC	ARB	FWD PLN	CON DES	FEE\$

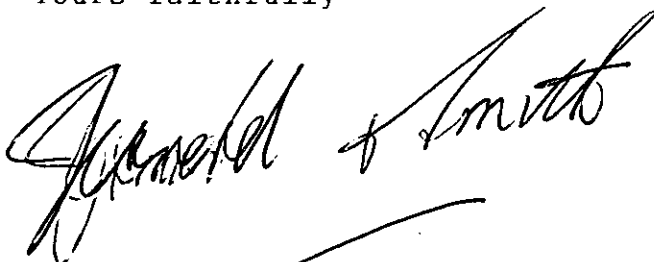
We act for the freeholder and leaseholders of the adjoining building at no.4 and write to object most strongly to this application

To the best of our knowledge you have not served the necessary notice on any of the owners, you obviously know there are seven units in the building and yet we only heard of it through a third party.

We can of course supply you with the owners names so that notices can be served directly and you can receive their opinions, any developemnt to the rear will greatly affect their flats and might we suggest a longer consultation period.

This letter is to confirm our telephone call to your office today as we understand you are away until the 4th next.

Yours faithfully



E.E. SMITH  
JERRARD & SMITH

PS No doubt you will serve us any notices for the freeholder.

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5 Collingham Road  
London SW5 0NT

4th January 2000

Planning and Conservation  
RBK&C  
Town Hall  
Hornton Street  
London W8 7NX

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AD ACK		
26 - 6 JAN 2000 <i>OM 6/1</i>									
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES			

Dear Sir:

Re Proposed Development at No. 6 Collingham Road, London SW5  
REF: PP/99/02465

I am writing with reference to the application for extensive alterations to be carried out on the above property.

I strongly object on the grounds that this development would be of no benefit to the neighbourhood. The sole purpose of the application is to increase the profits of property speculators who have absolutely no interest in the local community. Nos. 6, 8 and 10 are now all under the same management/ownership. No matter what assurances may be given at the time of application that the premises will be for long-term residential accommodation I am certain that No. 6 will eventually end up as short-term or holiday lets, of which there are already far too many in this neighbourhood. We already have hostel-type accommodation for visiting American students at Nos. 3, 11 and 13, another hostel at No. 25, and various other properties being used for business purposes.

This is supposed to be a residential area and a Conservation Area but so many unnecessary and ugly extensions and alterations have been allowed to the various properties (always promoted by greed) that there is very little of the original left, making a mockery of the whole idea of designating this a Conservation Area. If the property purchased is not the size or shape required then the purchaser should not have bought it!... Massive alterations and additions must not be allowed.

Yours faithfully,

*Janie A. Montgomery*

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Miss Sarah Elton-Farr  
Flat 7  
4 Collingham Road  
London

M.J. French  
Executive Director, Planning and Conservation  
Planning and Conservation  
The Town Hall  
Hornton Street  
London  
W8 7NX

RECEIVED BY PLANNING SERVICES

EX DIR	HDC	N	C	SW	SE	ENF	AD ACK
OM 14/1		13 JAN 2000		38			
APPLS	IO	REC	ARB	FWD PLN	CON DES	FEEs	

Tuesday, January 11<sup>th</sup> 2000

99/2465

**Re: Proposals for Development at 6 Collingham Road**

Dear Mr French,

I yesterday received notice of a proposed development at 6 Collingham Road to which I am writing, to offer my objections.

I understand that the period during which representations should be made (as the letter was dated 14<sup>th</sup> December 1999) has expired, but I did not receive any notice of the proposals until the 10<sup>th</sup> January. No letter of notice has been placed outside 6 Collingham Road, which I understand is usual practice. Nor was any letter addressed to me, as occupant of Flat 7. I very strongly object to these totally unreasonable terms of notice and will be consulting my solicitor on the legality of the situation.

Furthermore, I would like to register my objections to the proposals to the development.

**1. Extension of rear first floor and extension of the lift shaft**

There is one window on the first floor of 4 Collingham Road that gives light to the staircase. Owing to the presence of surrounding buildings, this light is already dim. Further development will decrease light even further and could be hazardous. In addition, my neighbours in Flat 3 on the first floor will have the light to their rear bedroom drastically reduced.

**2. Addition of a fifth floor**

My flat is on the fifth floor of 4 Collingham Road and does not have properties adjoining it on either side – which is precisely why I bought it. The construction of a building adjacent to my flat will increase the noise from the apartments next door and will, I believe, lower the value of my flat.

The building work will cause considerable dirt, noise and disruption to which I very strongly object.

In addition, I do not want any builders on the roof of my property – this is a flat roof and could easily suffer damage as a result – which I am very concerned about.

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**3. General increase in size of property at 6 Collingham Road**

The residents/guests of 6 Collingham Road already cause a considerable problem in our street, leaving ever increasing piles of rubbish directly outside 4 Collingham Road. An increase in the size of the building and the number of residents will only serve to exacerbate this nuisance. The piles of rubbish are sure to attract vermin, and are there all week – not just on the waste collection days of Monday and Thursday. Management of the Oxbrige Apartments appear indifferent to the issue.

I will be following this issue up with your waster collection department separately.

I hope that these objections will be duly noted.

Yours sincerely,



**Sarah Elton Farr (Miss)**

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Mrs. M. D. C. FERNANDEZ  
20. KEMPE ROAD  
LONDON N.W.6 G5T  
TEL. 0181 9695275

DEAR Mr. THORN: THIS IS TO THE APPLICATION  
OF THE BUILDING A EXTENSION OF N<sup>o</sup> 6  
COCCINGHAM ROAD S.W.5 AS I HAVE A  
FLAT IN N<sup>o</sup> 4 MY FLAT IS THE FIRST  
FLOOR I WILL HAVE NO LIGHT AT ALL  
BECAUSE IS VERY LITTLE SPACE TO BUILD  
ANY THING.

DO NOT AGREE FOR N<sup>o</sup> 6 TO BUILD ANY  
EXTENSION.

Maria del Carmen

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SV	SE	ENF	ACK
JOM 13 JAN 2000				(26)			
APPEALS	IO	REC	ARE	FWD PLN	CON DES	FEE	

99/2465.

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16 The Ridings  
Chestfield  
Whitstable  
Kent, CT5 3PE.

Mr Thorne  
Department of Planning Room 325  
Kensington and Chelsea Town Hall  
Hornton Street  
London W8 7NX

15<sup>th</sup> February 00

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	3/3W		ENF	APK			
21 FEB 2000 94 VOM 21/2.									
APPLS	IO	REC	ARB	FWD PLN	CON DES	FEES			

Dear Mr Thorne

Re: Planning Permission for 6 Collingham Road S.W.5.

I am writing to object to the building of a rear extension to 6 Collingham Road. Number 6 is the property next to 4 Collingham Road and I am the freeholder of the building as well as owning the basement and ground floor flats at this address.

A rear extension on the first floor of 6 Collingham Road would significantly cut the light from the rear of my basement and ground floor flats plus reducing their market value. (I have taken advice about this issue). The previous owner Miss Galan objected on the same grounds i.e. the reduction of light, when permission was being sought for a similar extension. The result was that permission for building was denied (I believe it even went to the Department of the Environment) and the situation has not changed. Should permission be granted I would be very interested to know how the builders etc., would have access to the rear area from the street as the Housing Association who acquired the building to the right and rear of 4 Collingham Road was able to commandeer the rear passage, which hitherto had been a right of way to all houses in Collingham Road and block it off for themselves. (?) If permission were to be granted there would be a significant amount of rubble etc., landing in my rear basement area and no doubt they would need to use the area to access the side of their building. This alone would specifically disturb the privacy of the tenants in the basement and the leaseholders in general.

The council's way of informing freeholders and leaseholders about impending building works I find rather disturbing. I visited the house on Christmas Day and found one general letter regarding the application for planning permission for 6 Collingham Road! Amazing since there are 6 leaseholders in the house.

Yours sincerely

*Sandra M. Comfort*

Sandra Comfort