
From: Sofie Fieldsend
Sent: 17 March 2023 12:38
To: Planning Planning
Subject: Objection Planning application 2023/0736/P



Sofie

From: Janice Lough [redacted]
Sent: 17 March 2023 12:36
To: Sofie Fieldsend <Sofie.Fieldsend@camden.gov.uk>
Subject: Planning application 2023/0736/P



Dear Sofie

Application from Flat 1, 95 Redington Road, NW3 7RR to change the garage

I hope you are well.

If you have a minute to give me a call to discuss this application I would be really grateful.

Objections to planning application

Planning History

Borough of Hampstead (LCC) Permission for Development (of garage) at 95 Redington Road, dated 2 April 1963, states as a condition 'to ensure the permanent retention of the garage space for parking purposes...' This proposal removes the garage.

We, the owners and leaseholders of flat 3, have not given permission for this work. Flat 3 is located on the first floor, adjacent to the garage where work is proposed. The proposed development will impact flat 3 (noise, potential damage, disruption).

We object to this proposal for the reasons given below:

95 Redington Road is a multi-family building.

The freehold company comprises 5 leasehold flats – all flats have a garden space at the rear of the property. The communal path alongside the garage provides access to gardens, bicycle shed and bins storage.

The applicants could consider an alternative (single storey) design rather than the pitched roof, as they could increase the height of the garage without a high pitched roof, and possibly avoid the need for demolition. No detailed engineering or surveyor report has been provided: it is likely that a new foundation will be required? The proposal installs a gutter against a party wall with flat 3 with no commitment to a programme of regular maintenance/cleaning.

The proposed pitched roof will not allow safe maintenance of flat 3's side windows above the garage, soffits and gutters.

Sewage and Utilities

The mains water supply to all flats in the building runs through the garage, I believe. Is there any provision to protect and guarantee this, and avoid damage and interruption?

Visibility and Design Precedents - Conservation Area

There is no precedent for the proposed design in the vicinity:

- garages which adjoin the host building do not have a pitched roof. Ref photos submitted - number 89 and 91 Redington Road;
- garages with a pitched roof are separate to the host building. Ref photos submitted - 5 Heath Drive and 11 West Heath Road.

The proposed dormer will be visible from the front of the building.

The proposed design is not in keeping with the Queen Anne style of the host building.

Design and Scale/Sustainability

The proposal is for new accommodation (family gym/playroom) but retains a garage door.

With many thanks,

Kind regards

Janice and Robert Lough

Mob: [REDACTED]

Sent from [Mail](#) for Windows