

Leela Muthoora

From: Planning Planning
Sent: 17 July 2023 14:38
To: Leela Muthoora
Subject: HPRM: FW: Consultee letter for Planning Application 2023/2041/P

Record Number: PLD/23/60865

From: Susan Collins [REDACTED]
Sent: 15 July 2023 11:52
To: Planning Planning <Planning@camden.gov.uk>
Subject: Re: Consultee letter for Planning Application 2023/2041/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 Leela Muthoora

[REDACTED]

As you know I was concerned that a planning breach had taken place. The current extension (which was built without permission recently) is an eyesore – it can be seen from the end of the street and from neighbouring properties and is not in keeping with the character of the building or other roof extensions on neighbouring buildings. The precedent that is cited in the application as a reason to grant permission is one that is architecturally sympathetic to the existing buildings unlike this proposal.

I cannot see any distinction between this proposal and the existing structure that was built without permission (am I missing something?) – I have looked at both elevations and they seem identical. They show the sightlines from York Way, but not from the mews. The extension is clearly visible from the mews and there is significant visual impact of this structure on the view down the mews. The views up and down the mews form an important contribution to the visual character of this conservation area – and the extension as it currently exists interrupts this.

There is no information (visual or otherwise) as to the 'look' or the external materials of the new proposal – the current structure is black and not in keeping – given that this new structure WILL be visible then it would be helpful to understand what the look of it will be and how it will be in keeping with the character of the existing architecture (or otherwise). As well as being visible from the mews – the structure is visible from all the surrounding buildings on different floors and at different heights and therefore has significant visual impact on the visual character of this conservation area from all directions (not just street level).

It is very unclear to me whether this is actually intended as retrospective permission for the existing structure (what is the change?) or whether they plan to rip it down and start again. I hope very much that you will seek much more information from the applicant before considering this application further (what exactly will this new structure look like? Is it a modification of what they have already done and if so how? Or are they ripping it down and starting again? What materials will they be using and how will these differ from what they have done already?).

One more thing to note – we suffered from a lot of out of hours working when the previous structure was built without permission. Firstly the scaffolders were working at the weekend (Sunday). I reported them on more than one occasion to the council – and the builders also worked on Sundays and after hours during the week on numerous occasions. If any permission were to be granted subsequent to their plans being properly clarified then I would hope that it is made very clear what the permitted working hours are for building works (including scaffolding) and some assurances that these would be enforced. I have visual evidence of some of these breaches (photos and videos with datestamps of both the scaffolders and builders) and happy to supply these if helpful.

With kind regards
Susan Collins

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