
From: Marcus Beard [REDACTED]
Sent: 14 August 2023 07:53
To: Planning Planning
Subject: Re: Comments on 2023/2179/P have been received by the council.

FAO Alex Kresovic or alternate. RE 2023/2179/P 29 Inglewood Road

[REDACTED]

As I'm sure is clear from the below I am the ground floor neighbour (owner/occupier/council tax payer for c20 years) and so most impacted by this proposal. Before mailing yourselves, I did mail the owners of 29 to voice my concerns and suggest ways forward, and will naturally be open to proposals/discussions and happy to work with them and their architect.

Clearly the loss of light should be sufficient (legal) reason to refuse this quite frankly unnecessary extension of an already spacious property, which would also destroy the period character by removing the rear bay to the rear. However, I was interested to know what guidance there was on basement excavations in period (c1895 I believe) terraced properties given the large number of issues raised by the media etc?

Kind Regards
Marcus

From: planning@camden.gov.uk <planning@camden.gov.uk>

Sent: 11 August 2023 12:29

To: [REDACTED]

Subject: Comments on 2023/2179/P have been received by the council.

I have 3 areas of concern with the proposed redevelopment of 29 Inglewood Road and therefore object to the plans as they currently stand.

1 Excavation of ground to construct new lower ground floor area along boundary with 31. Although the houses further up the street (at a higher level due to the slope in the road) have a full-width cellar, some converted for habitation, 29 has a partial cellar and 31 has no cellar at all. This must have been done for a reason – most likely poor quality of the ground. Without the necessary existing foundations, I'm not sure how the cellar can be extended without causing subsidence issues for 31 (which is end of terrace so has no adjoining house for support), especially around the two main shared chimneys which would be excavated under. There is no detail given in the planning application as to how this would be addressed. I would also point out that the ongoing development and excavation of 23 Inglewood Road further down the road has caused significant subsidence and other issues for the neighbouring property at 25 and they had an existing cellar so were just lowering the ground level.

2 Right to Light. Bearing in mind the ground level of 31 is around 50cm lower than 29, the proposed rear extension would stand nearly 4m tall as viewed from the garden of 31 and block significant light from both garden and ground floor of 31, especially in the winter months when the sun is lower. The existing fence/trellis is much lower (c2.5m as from 31 ground level) and the plantings trimmed back in winter to get at much light as possible, but the extension would permanently block light.

Given the living room to the rear of 31a has enjoyed light for over 120 years (the bay being the only windows to that room), a right to light has clearly been acquired under the Prescription Act (England and Wales) 1832 and would need to be preserved or an agreement reached.

3 The boundary to the rear between 29 and 31 should be a straight line as shown on official Land Registry documents, and whilst there is currently a fence (put in by the previous owners of 29) with a “kink” in it as shown in the proposal documents, it would appear the rear extension would permanently encroach onto the rear of 31.

Comments made by Marcus Beard of 31a Inglewood Road, NW6 1QT

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Preferred Method of Contact is Email

Comment Type is Objection

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