

Dr Yvonne Luo & Mrs Monica Clemo
Raised Ground Floor Flat, 32 Winchester Road, Swiss Cottage, London. NW3 3NT

7th September 2023

Planning and Building Development
Camden Council, 5 Pancras Square, London. N1C 4AG

Re: Planning application Number: 2023/2886/P
32 Winchester Road, London. NW3 3NT

Dear Planning and Building Development,

We, as shareholders of the freehold of 32 Winchester Road, Swiss Cottage, NW3 3NT, are writing to formally object to the planning application as referenced above.

The application proposes the erection of a two-storey side extension between the lower and raised ground floors for ancillary accommodation to the first and second floor flat (which is the upper maisonette). There are several significant concerns that we would like to raise and that you should be made aware of for consideration.

First of all, neither the owner of the Lower ground floor flat (who is also a shareholder of the freehold) nor us have been engaged in any pre-planning discussions with regards to the planning application. All we have received was a notification of the intent to submit the full planning application.

. Secondly, the proposed development of erecting a two-storey side extension would flank the party wall directly adjacent to our raised ground floor and the lower ground floor flat. This would effectively turn our end of terrace properties with a side garden into mid-terrace flats, with unwanted residential activities occurring adjacent to our property. The development would also alter the front façade and impact on the landscaping of the side garden. As shared freeholders, we have the right to object to any planning application which alters the appearance of the front façade of the building and which negatively impact our qualities of life. The main objections are detailed as below:

- 1. Local environment:** The proposed development will negatively impact the local wildlife. With the current presence of side garden and hedgerows, we are frequented by a wide range of local birds, bees, butterflies and small mammals including hedgehogs. The land on which the proposed development is to build on is in very close proximity to trees which are protected by the conservation area, which provide important food sources and shrubs for shelter for the local wildlife. Building in such close proximity to the protected trees would also impact the tree roots, effectively threatening the very survival of the trees, resulting in their death and violates their protected status. The same side garden area has already been negatively impacted by the installation of a wooden deck that exceeded the front façade and the illegal removal of the previous 10+yr old hedgerow, and we therefore urge the council not to allow the conservation area to be decimated further.
- 1. Traffic and congestion:** The proposed works are anticipated to begin in November 2023 and continue for a minimum of 12 months, across Christmas, new year and the summer of 2024. Winchester road is a small street with critical local amenities such as a nursery, pharmacy and community centre and is close to the Jubilee line station. We also

have several disabled residents who live in the building, of which I am one, who struggle to find parking and gain access to their properties. This situation has already been exasperated by the currently ongoing HS2 ground works and the ex-Reuters building redevelopment. Local traffic is routinely redirected via Winchester Road, making parking and traffic problematic. The proposed development entails a full programme of site development, including pit excavation, supporting piles, foundations and construction. Not only would this damage and effectively kill the roots of the protected trees, this will also increase local traffic flow, parking constraints and make it very difficult for residents to go about their everyday lives. The whole building (of 32 Winchester Road) is accessed by a small residential gate from which all residents frequent. There are currently two residents living in the lower ground floor flat, one of whom is an elderly male with severe chronic lung condition and heart failure. In the raised ground floor flat myself, my wife and our 5-year-old daughter reside and the upper maisonette (whose owner is submitting the planning application) is rented out to several single men as a house share. The proposed development will create a great deal of dust, noise and difficulty with access to the entire property. This would negatively impact on the health and well-being of all of us, but especially detrimental to the elderly resident with severe medical conditions and to our young daughter.

2. **Infrastructure and Services:** The development makes no reference to the fact that it flanks the party wall directly adjacent to the lower two properties which has ventilation for the lower ground floor kitchen and bathroom and has the mains gas supply and service meters contained within. At no point have we been consulted as a group in relation to the development and no such planning meetings been held among Freeholder parties. The increased noise from residential activity has also not been taken into consideration, for example living activities along the party wall that will affect us as a family. Our internal wall along our shared hallway is a partition which affords us limited privacy and sound proofing for our living space. We are already subjected to above average noise levels due to poor soundproofing from the wooden floor above, and as a result, we are affected by the sounds of creaking floorboards daily whenever the upstairs neighbour walk around the flat. We are very concerned that by adding additional rooms adjacent to the party wall, we will be subjected to further noise disturbance from the neighbouring household. Our property would no longer be an end of terrace house and we would become effectively a mid-terrace property, which no doubt would depreciate our property value.

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4. **Historical and Cultural significance, Aesthetic and Architectural Harmony** We in a conservation area. 32 Winchester Road is part of a beautiful terrace and its surrounding area predate Eton Avenue. and is therefore of important historical, cultural and architectural importance. The proposed development would not be in keeping with the overall aesthetic of the terrace and would diminish the overall aesthetic from all aspects. There would be a gross lack of symmetry when viewing the terrace as a whole and the adding an additional front facing entrance would give the appearance of a separate residence. These are Victorian town houses after all, and this would negatively impact the overall character and feel of the period property and diminish the efforts of retaining the period character in the conservation area.

Noise and pollution: The development will bring an extended period of works, construction noise, machinery, workforce, vehicles, waste and daily noise throughout. After its construction, there will then be increased residential noise due to activities undertaken in the new rooms. Waste removal will be difficult due to limited accessibility via the small front gate and in the past, the side garden has been used as a dumping ground.

Safety & Security: Camden has the highest rate of burglary of any borough in London. By adding an additional entrance and windows to the front of the property the development will compromise current building safety and security, inadvertently creating additional access points for thieves and increasing building insurance premiums.

Community Input and Engagement: Aside from a single planning notification attached to the parking post outside the residence, this development has been applied for discretely and with limited to no community input and engagement. The development will impact the views of the property from all neighbouring buildings and works will disrupt the lives of all our neighbours and negatively impact our beautiful, historical terrace on Winchester Road.

After discussion with the owner of the Lower ground flat, we as shareholders of both the Raised Ground Floor flat and Lower ground floor flat, therefore JOINTLY object to the planning application. We propose that, we retain the side garden and its associated shrubs, remove the illegally installed timber decking, and replace the lawn that was sordidly removed and restore the front aspects of the property to its former glory while increasing the number of flowers and trees to support local wildlife. You will be receiving the independent objection letter from the Lower ground floor flat.

We would be grateful if these objections could be taken into consideration during the planning process. As we have never, as shared freeholders agreed to add additional accommodation to the property at any time. We strongly oppose any development which infringes upon our rights as freeholders. This development proposal has been submitted in isolation and without consideration of shared freeholder opinion and agreement and is solely for the benefit of the upper maisonette without any consideration for wider impact at all.

We appreciate your time and effort and would like to be kept informed regarding any upcoming meetings or hearings related to this application.

Thank you for your attention to this matter.

Yours Sincerely
Dr Yvonne Luo & Mrs Monica Clemo