

From: Shirley and Darren Yee

Sent: 05 October 2023 23:33

To: Planning

Subject: PLANNING APPLICATION 2023/3039/P TOP FLOOR FLAT - 17 FAWLEY ROAD WEST HAMPSTEAD

Dear Sir/Madam,

As Freeholders of 15 Fawley Road, West Hampstead, we are writing in regards to the Planning application (reference 2023/3039/P) lodged by 17 Fawley Road.

We were unable to access the online comments section from your website, so after several attempts we are now emailing you our concerns as we believe the deadline for comments is 8th October, 2023.

Our main concern with this application is to ensure proper structural engineer surveys are undertaken and strengthening features are incorporated so there is no damage to the party wall and our building.

It is essential that both parties appoint their own structural engineer to undertake surveys of the party wall on both sides and costs of both surveys be covered by the persons applying for planning permissions.

Another issue is we believe the freeholder of 17 Fawley Road was not consulted prior to the submission of this application which is an important factor given that the existing and proposed plans refer to "rear shared eaves" and "freehold area" respectively, which questions whether permission has been sought from, and given by, the freeholder.

The most important issue that arises from this application is whether appropriate arrangements have been made for the strengthening of the loft floor/eaves area structure. The existing floor beams of the Edwardian-era property concerned were probably not designed to withstand the considerable additional weight. The front (street side) and back (garden side) roof rafters reach from the top of the eaves to the top of the wall of the first floor of the building, i.e. the floor of the second floor that is erroneously marked as "ground floor" in the plans.

Without additional steel beam support, all the substantial additional weight in the loft area will be borne by the rafters that have not been designed for the

additional weight, that includes that of the vertical wall on the side of the terrace, as well as that of the vertical wall opposite to it. In relation to this, it should be clarified by the proposer(s) whether it is proposed to build on top of the entire width of the party wall to form one of the vertical walls of the loft bedroom, as it appears to be indicated on the plans.

Unless a structural engineer is consulted and appropriate strengthening features such as steel beams from the party wall to the wall facing 19 Fawley Road are incorporated to the structure, there is a substantial danger of roof floor damage or even collapse.

Furthermore, any such damage may also affect the property party wall with the adjoining property, 15 Fawley Road, as 17 Fawley Road is a semi-detached building. Any related issues and damage that arises on either 15 Fawley Road or 17 Fawley Road must be rectified at the expense of the person proposing this application.

As such, a proper survey conducted by structural engineers must be undertaken for both sides of the party wall and the costs of such a survey must be borne by the proposer.

We thank you in advance for considering our comments/concerns and would appreciate if you can acknowledge receipt of this email.

Kind regards,
Shirley Lay-Yee and Darren Yee
15 Fawley Road