

Sam Fitzpatrick
Case Officer
Planning Solutions Team
5 Pancras Square
London
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22nd February 2024

Planning application 2023/5480/P (the "Application") registered on the Camden Planning website on 02-02-24 by BreeLayne Carter (the "Applicant")

Comments from Alexander Ryazantsev and Mary Ryazantsev of 131 Haverstock Hill

Dear Mr Fitzpatrick

We refer to the Planning Application 2023/5480/P and Listed Buildings Consent application 2024/0055/L for works at 133 Haverstock Hill NW3 4RU, which is a property that is part of the same terrace as ours.

Generally, we are keen to support any reasonable development that would improve the property and look forward to welcoming a new neighbour to our small community of only three terraced houses.

We support the demolition of the old decaying rear extension and erection of a new one, as well as the addition of a smart and not intrusive outbuilding as per the drawings.

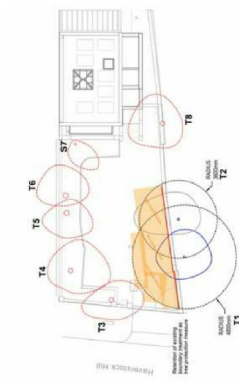
We have been communicating with the Applicant about some of the issues arising from the Application. We believe that the Applicant has accepted some issues raised with respect to the boundary encroachment on some of their existing and proposed drawings, and therefore will not raise these in this objection. We would however like to state that any planning application granted for his development should respect the land boundaries as per the Land Registry.

Apart from the boundary issues, we have the following objections and comments, which we have been unable to resolve directly with the Applicant.

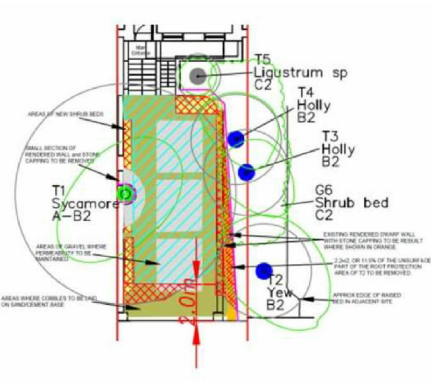
Front Garden

- There is a discrepancy between the arboricultural survey commissioned for the Application (the "133HH Survey") with the one performed in relation to an earlier application 2021/2621/P for 131HH (the "131HH Report"). The 133HH report shows that both hollies ("T5" and "T6" in the 133HH Survey and "T3" and "T4" respectively in the 131HH Report) are positioned on the land belonging to 133HH, while the 131HH Report suggests that the T5/T3 sits on the actual boundary, while T6/T4 is on the land that belongs to 131HH.

Plan from Arboricultural survey for 133 dated Dec-23



Plan from Arboricultural report for 131 dated Mar-21



- We fully appreciate these surveys may well be not precise enough to have a clear answer as to which land exactly these hollies are on, however, it's fair to suggest that some of these trees are likely to be fully or partially on or very close to the boundary.
- For the record, we oppose the felling of these and other trees in the front garden. Felling of these trees would have a significant impact on the natural habitat as well as on the privacy [REDACTED]. In addition to privacy, trees offer sound dampening from the main road. These trees are 30 feet tall with mature stature. See image attached below.



Front Garden – boundary line

- While we do not object to a new boundary wall in principle, it is very hard to see how one can be constructed without felling of mature trees or damaging their root network. We would agree if the Applicant chooses to amend the drawings so as to push the wall back and maintain the existing trees.
- It is also not clear how the new boundary wall will be attached to the Georgian façade (see image 1 below) and whether this will have a detrimental impact on the heritage status of the 129/131/133 Haverstock Hill terrace. There seem to be no images of the proposed wall design to clarify this. We would like to see the proposed drawings as this would impact the façade of 131HH – these drawings have not been provided on the proposed plans.
- As 131HH façade is pushed forward by around 300mm relative to 129HH and 133HH, our strong view is that regardless of the actual boundary line, no wall can be attached to the section of the building that comes out forward, as this would disturb a natural balance of a listed building
- We would also like to note that we already have a small raised wall on 131HH (see image 3 below), as does 133HH (see image 2) with mature trees in between. Based on the drawings submitted, in order to achieve the building of the proposed new wall, this would require the removal of all trees and shrubs, which would leave 131HH with no trees and instead, a tall dividing wall in addition to the existing small raised wall on 131HH and all new replacement trees situated on 133HH. This would significantly impact the front garden of 131HH.
- The proposal to cut down the trees and attach a new wall presumably very close to the existing raised wall of 131HH needs further explanation and illustration, as we may find that we have a very small plant bed between the two walls that would be quite unnatural in look and feel. It may also require that we remove or rebuild our existing wall, leading to additional time and cost and would also have to apply for a planning permission to do so.

Image 1. Boundary on the façade as seen from 131HH



Image 2. View from 133HH



Image 3. Boundary on the façade as seen from 131



Heat pump noise

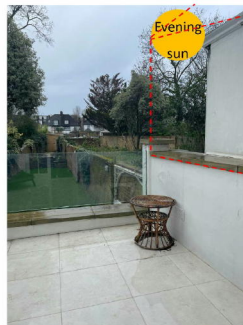
- We are very excited about the environmental properties of 133HH, however, concerned about the potential noise. The air source heat pumps are designed to run through the night with a maximum noise threshold allowed in the UK of 42dB. At the same time, the rear gardens of 129/131/133 Haverstock Hill are incredibly quiet at night, as neighbouring properties are set significantly away and across the Antrim Grove allotments.
- While the 133HH proposals include an installation of double glazed sash windows, our (131HH) windows will remain single glazed and as such we would be disproportionately affected by the increased level of noise arising from the installation of a heat pump
- The Applicant has shared a Noise Impact Assessment report with us, which indicates that without mitigation, the proposed heat pump will generate excessive noise both during the day and at night time. The report suggested that the heat pump noise can be mitigated by either a) moving the unit to a different location, b) changing to a quieter alternative, or c) installing a barrier/fence around the unit to create an open topped enclosure.
- We would like to have all three of the above mitigation proposals to be imposed by planning

Size of Rear extension – loss of light and boundary positioning

- We have discussed the size and positioning of the rear extension with the Applicant as the current proposals show the new rear extension built beyond the boundary, on the 131 parapet. The Applicant has assured us that this will not be the case and the rear extension will be built entirely on the 133HH side

Existing images + superimposed proposed rear extension

Party Wall agreement



- Our remaining comment is to do with the depth of the extension, as it would appear that both the depth and the height of the extension shall be larger than the current footprint. This would significantly obstruct evening sun in the summer months for the patio, which is used extensively in the summer.
- We are looking forward to 133HH having a new beautiful extension and will support it in every way, but its size will need to be adjusted to be inside the 133HH boundary and not have a negative impact on our right to light.

Alexander Ryazantsev and Mary Ryazantsev
131 Haverstock Hill
NW3 4RU