

7 Woodchurch Road Management Limited
Flat 2, 7 Woodchurch Road
London NW6 3PL

Mr B Versluys
Planning Case Officer
Camden Council
Via email: planning@camden.gov.uk

29 February 2024

Dear Mr Versluys

Ref: 9 Woodchurch Rd NW6 3PL, Planning application 2023/3909/P

Further to our letter of 6 February 2024 we write to object once again to the above planning application which relates to a proposed development in the South Hampstead Conservation Area (CA) and wish to add the following additional objections.

1. Failure to consult

We write to complain that we have not been consulted properly about this proposed development, in accordance with Camden Council's own Statement of Community Involvement 2016.

- 1.1 In accordance with Section 3.7 we have not been contacted or consulted with.
- 1.2 In accordance with Section 3.27 you have failed to display adequate number of site notices. Placing one notice on a lamp post immediately outside 9 Woodchurch Road is not adequate.

2. Proposed boundaries of scheme are incorrect

- 2.1 According to the Land Registry title for 7 Woodchurch Road, and in particular our title plan, the boundary line for our property is a straight line. In the various project drawings for 9 Woodchurch Road, the red-line boundary is indicated as following the external profile of our flank wall facing 9 Woodchurch Road, incorporating our projecting chimney breasts and all – which is not correct.
- 2.2 The external face of the boundary wall to 7 Woodchurch Road, is further across than the flank wall and brickwork. The outer face of our garden wall is in a similar straight line to the outer face of our projecting chimney stacks. It would therefore appear that the boundary line of 7 Woodchurch Road is the outer face of the chimneys, and possibly even further away depending upon the width of the supporting stepped brick foundations of 7 Woodchurch Road.
- 2.3 On the basis that the boundary is the outer face of the chimneys, the developer can only use mass concrete foundations as reinforced concrete cannot be used for the basement construction without our express consent. Without our consent, a reinforced concrete wall would have to be set up to – but not astride – the boundary. The proposed scheme is therefore incorrect.

3. In-fill house

- 3.1 We strongly feel that the proposed "in-fill" house constitutes a material change to the optics of Woodchurch Road and does not enhance the character of South Hampstead Conservation Area, that it is inappropriate in size and not in keeping with the ethos of the Conservation Area resulting in a detrimental impact on the area.

3.2 The proposed in-fill building goes well beyond the footprint of the original building at 9 Woodchurch Road (Section 13.29 of the South Hampstead Conservation Area Character Appraisal and Management Strategy)

4. 7 Woodchurch Road Title Register does not permit proposed in-fill house being built

4.1 We believe that under the **Title Register** for 7 Woodchurch Road [Number 460279], point 3.2, that we have *'the right to enter upon the property [9 Woodchurch Road] for the purposes of effecting repairs to the buildings compromised within the land shown edged blue on the plan annexed hereto making good all damage to the Property occasioned thereby.'* The land edged blue on the plan has been edged yellow on the filed plan. If approval is given for the construction of an in-fill house, we will no longer have access to effect repairs on our buildings.

4.2 Charges Register, Class of Title: Title absolute item 1

The Charges Register for 7 Woodchurch Road has an active covenant stating: *'... Preserve and maintain the existing form plan and elevation of the buildings now erected on the said piece of land and will not alter or change the same...'*

Considering the above objections we do not believe that planning approval can be granted for the proposed redevelopment of 9 Woodchurch Road.

As we have only recently learnt about this planning application, we believe there may be other matters to consider, and we reserve the right to make further objections should more information become available to us.

We intend to consult with expert planners, party wall surveyors and lawyers.

We did ask if you would acknowledge receipt of our letter of 20 February 2024, but you have not yet done so.

We request, once again, that you acknowledge receipt of all letters sent to you in association with the objections made by the owners/residents of 7 Woodchurch Road. Thank you.

Yours sincerely



Geraldine Norris

Director
For, and on behalf of,
7 Woodchurch Management Limited

Flat 1: M Spassov & D Spassova
Flat 2: Geraldine Norris & Gary Sullivan
Flat 3: T Cuellar
Flat 4: C Gomes de Matos & G Marcal Vala
Flat 5: D Pasinato
Flat 6: S Callman

Cc: Ms Tulip Siddiq MP