
From: [REDACTED]
Sent: 15 March 2024 14:33
To: Miriam Baptist
Cc: [REDACTED]
Subject: RE: 2023/5102/P - 13 Harwood Street, London, NW1 8DW

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear Miriam

Thank you for your response.

I should also have noted that the ground floor plan (being the only drawing that shows the existence of our side wall) only shows part of our side wall (which extends well beyond the rear of the new rear extension at no 13) so that it appears that our side wall does not exist for part of its length.

I have spoken to the neighbour who perceives that he can “sort this all out after the planning is granted”. I suggested that he would only have permission for what is on the drawings and so it would be better if dealt with now. He said that one difficulty of abutting his new wall with the existing one at the end of our house was that our sloped. I noted that if that was the case, then he could simply extend his side extension roof over the top of his wall, and to seal the junction with flashing. He would also need to build some brickwork “nibs” at the front and rear which would have the brickwork cut to the right length to meet our wall. There is more than one solution to this issue.

Kind Regards

Paul Whitley

From: Miriam Baptist <Miriam.Baptist@camden.gov.uk>
Sent: Friday, March 15, 2024 1:53 PM
[REDACTED]
Subject: 2023/5102/P - 13 Harwood Street, London, NW1 8DW

Dear Paul,

RE: 2023/5102/P - 13 Harwood Street, London, NW1 8DW

I am glad you have now been able to access the drawings. We usually receive consultation responses until a decision is made which is often beyond the formal consultation period.

I have been on leave but will look at this one more closely next week and take into consideration your comments.

The Council do not send neighbour letters for standard applications. In terms of consultation we put up site notices, advertise in local newspapers (if in a conservation area – this application was published in the Ham & High) and send out [electronic updates](#) to those who are signed up for them.

Kind regards

Miriam Baptist
Planning Officer
Supporting Communities
London Borough of Camden

Telephone: 0207 974 8147
Web: camden.gov.uk

5 Pancras Square
London N1C 4AG

Sent: Friday, March 15, 2024 12:34 PM
To: Miriam Baptist <Miriam.Baptist@camden.gov.uk>
Subject: RE: 13 Harmood Street, London, NW1 8DW

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear Miriam Baptist,

Further to my email below, I have now been able to access the drawings on the Council website.

I live at 11 Harmood Street, immediately adjacent to the subject property. We have an end of terrace wall of two stories high, that faces the land of the subject property. May I draw to your attention that – apart from part of the ground floor of that wall being shown on the ground floor plan - our wall is not shown on any of the other plans (being taller than the subject property it should show on the first floor plan and roof plans, nor on the front and rear elevations. Whereas there are cross sections from the front to the rear through the new extension, there is no cross section sideways through the extension that shows its relationship to our wall. The drawings therefore lack the minimum context to be able to judge the acceptability of the application.

The ground floor plan shows that the new side extension side wall is about 25mm from our wall at the front and around 125mm gap at the rear. The narrow wedge-shaped gap between the two walls will fill with debris and rainwater, causing damp to penetrate in our building. A much better solution would be if the neighbours proposed side wall was parallel and abutting our wall, with a proper flashing joining the two.

Finally, could you please advise me if the lack of any letter to the immediate neighbour giving notice of the application complies with statutory requirements for public consultation?

Thank you for your assistance.

Kind Regards

Paul Whitley

Sent: Sunday, February 25, 2024 3:56 PM
To: miriam.baptist@camden.gov.uk
Subject: 13 Harmood Street, London, NW1 8DW

Dear Miriam,

There is a planning notice on the street outside this property notifying the public that there is a current planning application at this property. It gives your name as being the case officer.

This application does not exist on the Camden website. We live adjacent to this property at 11 Hamood Street, NW1 8DN, and would therefore have expected to have received a letter directly from the council about it, but we have received no such notification. I request that you extend the public consultation period until 21 days after this material is available on the website and we receive the notification required to be sent by the LPA. We reserve our position on any challenge to the validity of the application if this opportunity is not given.

Thank you for your assistance.

Kind Regards,

Paul Whitley & Jane Orton.

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