

11th November 2024

London Borough of Camden
Planning-Development Control
Camden Town Hall
London WC1H 8ND

Dear Sirs,

APPLICATION NUMBER 2024/4607/P
The Coach House 3a Upper Park Road London Camden NW3 2UN

We gather that a planning application, under the above reference, has been made to alter and extend the building (where we all have flats and own shares of the freehold)

We are opposed to the application, for a number of reasons, viz:

1. It entails alterations to a building which belongs to us and is not in the applicant's ownership or control.
2. We are concerned about proposals to extend the roof adjacent to the terrace of another flat, potentially encroaching on use of it and certainly on its visual aspect.
3. We are concerned about the visual amenity from our homes, especially from the terrace and other flats with outlook over the gardens at the rear.
4. Without the benefit of architectural advice, we are worried that the alterations would be inappropriate to a building of this period and character.
5. It potentially affects the use of our premises.
6. It will cause extensive disruption to the peaceful enjoyment and comfort of our homes while deep excavation, underpinning and structural work take place below occupied parts of the existing building.
7. Upon completion of the works there will be ongoing noise transmission between flats, due to the construction of a new subterranean floor, adjacent to and lower than an existing lower ground floor flat
8. Structural considerations, about which we are seeking advice.
9. We oppose this over-development in extending the building on this scale, on a small plot. The current building takes a great deal of time, effort and expense to maintain and, like many historic buildings in this conservation area, has challenges in the existing roofs and basement which further development will exacerbate.

As a result of the above, we are seeking further advice and would respectfully request further time in which to make a more substantive objection to the proposals.

Yours faithfully,

Hadley Diest
Michael Johnson
Rona Martin
Victoria Mitchell
Nina Powell

Owners of Flats 1-5 at 3 Upper Park Road, London NW3 2UN
Shareholders in Gladgain Ltd., owners of the freehold of 3 and 3a Upper Park Road