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Date: 26th November 2024
Ref: 1177/02/AC

Dear Sir/Madam

**74 FAIRHAZEL GARDENS, CAMDEN, LONDON NW6 3SR
PROPOSED WORKS TO REAR OF DWELLINGHOUSE COMPRISING: WIDENING &
REPLACEMENT OF FRENCH WINDOWS AT BASEMENT LEVEL, REMOVAL OF
EXISTING BALCONY, REARRANGEMENT & ALTERATION OF GROUND FLOOR
WINDOW & EXTERNAL DOOR TO BAY WINDOW WITH ADDITION OF JULIETTE
BALCONY, AND THE INSTALLATION OF STEPS WITH RAILINGS TO PROVIDE ACCESS
TO RAILED ROOF TERRACE OVER NEW BASEMENT LEVEL STORAGE OUTBUILDING
AND COMMUNAL GARDENS BEYOND
HOUSEHOLDER PLANNING APPLICATION SUBMISSION**

Please find attached a Householder application from the owners of the above property in respect of proposed works to their dwellinghouse. The proposed works, all located to the rear of the property, comprise the widening & replacement of French Windows at basement level, the removal of existing balcony, the rearrangement & alteration of a ground floor window and external door to a bay with the addition of a Juliette balcony, and the installation of steps with railings to provide access to a railed roof terrace situated on top of a new basement level storage outbuilding and the communal gardens beyond.

Aside from this covering letter, the application pack comprises:

1. A Planning, Design & Access and Heritage Statement (AGA with Callendar Howorth)
2. A 1.1250 OS Extract and 1.500 Block Plan with the site outlined in red.
3. A sheet of photographs showing the area to the rear of the property affected by the proposed works (Callendar Howorth).
4. A set of existing, demolition & proposed drawings plus 3D renders (Callendar Howorth)
5. A completed CIL Form 1 (AGA)

Neighbour and Amenity Group Consultations

Following receipt of Camden officers' pre-application advice (2024/3416/PRE), AGA can confirm the applicants have now consulted the occupants of the lower-level flats most affected by the works within the adjoining properties at 72 and 76 Fairhazel Gardens, as well as Lucy Findlay who sits on the Planning Committee of the Community Residents Active in for South Hampstead (CRASH). Both neighbours viewed the proposals and appeared satisfied they were unlikely to impact their long term residential amenity. CRASH responded by e.mail and included the following observations:

It is good that you have been in touch with the immediate neighbours as I know they have submitted objections in the past and they are the ones that will be affected as the rear is not visible from the public domain.

In respect of the actual plans, given the changes already made to the rear of the building following the excavation of the basement and sunken garden etc, I don't think CRASH would object to the application when it comes through.

I would suggest you at least make some effort to "green up your proposals" e.g. some planting, if only in planting boxes.

We would be happy to provide additional information to support this application as required

We trust this Householder application is in order and can proceed to validation, but please do not hesitate to contact Alistair Grills should you require clarification of any item.

Yours faithfully



Alistair Grills

Enc.

c.c. Hiten Patel

Mark Howorth – Callender Howorth

Michael Lawrence – Callender Howorth