

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0051/P	Julian Turton and Olivia Seligman	01/02/2025 14:58:34	OBJ	<p>We own and live in the central house on the east side of the 7 houses on Bartholomew Villas between Patshull Road and Lawford Road. We therefore have the broadest view east where the gardens of the houses down Lawford Road and Patshull Road meet.</p> <p>Owing to the length of the gardens behind the houses on our side of Bartholomew Villas, numbers 11, 13,17,19 and 21 all have similar though slightly angled views down those same gardens.</p> <p>Were an additional storey to the back extension of 3 Lawford Road to be erected, it would have the following detrimental effects: –</p> <ul style="list-style-type: none"> <li>• It would be out of kilter with the single storey back extensions of 5,7,9 and 11 Lawford Road and all the back extensions to the houses on the south side of Patshull Road down to Patshull Terrace.</li> <li>• It would accordingly destroy the symmetry of the view that our house and those at 11,13, 17 and 19 currently enjoy.</li> <li>• The view from the rear of 21 Bartholomew Road would be affected by the increase in bulk and mass.</li> <li>• The increase in bulk and mass would constitute a further encroachment on the natural habitat and amenity of the gardens at the rear of the houses at the west end of Lawford and Patshull Roads.</li> </ul> <p>We therefore oppose the development on aesthetic and environmental grounds.</p> <p>When we acquired 15 Bartholomew Villas in 2013, we were refused permission to put dormer windows to the rear garden side of our roof space owing to our location in a Conservation Area. Instead we were required to instal Velux windows that did not project bulk into outside space. This was notwithstanding that there are numerous dormer windows on houses on Patshull Road visible from our house and all the adjoining ones. The outward aspect of two dormer windows on our roof storey would have been as nothing compared with the erection of a further full storey on the back extension of 3 Lawford Road.</p> <p>The applicants for planning consent regarding 3 Lawford Road make much of the existing double storey extensions elsewhere on Patshull and Lawford Roads as a precedent for the granting of their application. In that connection we would make the following observations:</p> <ul style="list-style-type: none"> <li>• There are only 3 houses for which planning consent was granted and only one of these, at 15 Lawford Road, is situated west of Patshull Terrace.</li> <li>• Consent was granted for 15 Lawford Road on the basis that there was already a second storey extension and that the new one was “considered an improvement” on the grounds that “a lightweight partially glazed structure would complement the host building and enhance the character and appearance of the conservation area.’</li> <li>• The application for 3 Lawford Road is for a completely new structure and is therefore entirely distinguishable from 15 Lawford Road.</li> <li>• What is proposed for 3 Lawford Road is far from the “lightweight partially glazed” form erected at 15</li> </ul>

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				<p>Lawford Road.</p> <ul style="list-style-type: none"> <li>15 Lawford Road is located at the Patshull Place end of Lawford Road, as are 2 of the other buildings with double storey extensions erected without planning permission and located west of Patshull Terrace, and with the exception of the double extension at 13 Lawford Road, they do not impact on the view from the back of the houses at the Bartholomew Villas end of Lawford Road.</li> <li>The unauthorised second storey extension of 13 Lawford Road is already an eyesore and the addition of a similar eyesore to 3 Lawford Road would compound the aesthetic detriment.</li> <li>There are only 2 houses on Patshull Place whose view west down the gardens is at all impacted by the double storey extensions on Lawford Road. This compares with 6 houses on Bartholomew Villas that are so affected.</li> </ul> <p>In the reasons for granting permission for 37 Lawford Road which is located east of Patshull Terrace, the following is still noted: "The development will have some negative impact in terms of the creating [sic] additional bulk and mass to the existing rear extension and the height of the proposed extension would be within one storey of the eaves height of the dwellinghouse which is 'strongly discouraged' by CPG1 Design of the Camden Planning Guidance".</p> <p>We have spoken to the owners of the 5 houses on either side of ours which would be directly impacted and they are all in agreement that adding a storey to the back extension of 3 Lawford Road would be detrimental.</p> <p>We therefore urge the planners to disallow the application on the grounds that it would be harmful to the appearance of the rest of the building, the garden views and the Bartholomew Estate Conservation Area and inconsistent with the approach adopted hitherto.</p> <p>We also concur with the objections raised by Harvey Flinders</p>

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2025/0051/P	Charlotte Roueche	02/02/2025 17:04:06	OBJ	<p>One of the important features of the area which is bounded to the west by Bartholomew Villas, and to the north and south by Patshull and Lawford Roads is that all the houses benefit from each others' gardens - a classic kind of London design, which creates generous spaces in built-up areas through sharing. All our houses have an open outlook, and can enjoy the light, particularly from east and south. Many houses have extensions at street level, some of which are quite old, and some have small extensions above these.. Number 3 Lawford Road already has an extension at first floor level, which is considerably more obtrusive than others; they now wish to add an extension above this at second storey level, which would be very out of place, and would break the visual flow of the rear view of the handsome houses in Lawford Road. It would also overlook several properties/gardens, including mine. The view from my house, and garden, would be unpleasantly impacted. The space would seem well-suited for a balcony, but not a walled structure. I hope that this proposal for work in a conservation area will be rejected.</p>
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