

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0547/P	Prof J Graffy	16/02/2025 10:10:30	COMMNT	<p>OBJECTIONS: Camden Council Planning Application No. 2025/0547/P. No 17 Courthope Road. 13/02/2025</p> <ol style="list-style-type: none"> 1. I am the owner of 15, Courthope Road. The proposed works are at no. 17, and I have previously lodged objections to Planning Application No 2024/5364/P. 2. The new Planning Application (No 2025/0547/P) alters the original application largely by seeking to modify the loft conversion into a mansard type which will necessitate raising the rear party wall. Quote from application para 3.01 'The proposed scheme wishes to increase the usable space within the loft by raising the rear party wall parapets in reclaimed London stock brick to form a rear mansard roof' 3. The original drawings lodged with Application No 2024/5364/P included a full rear elevation (Drawing No 0350 /D/03 Rev P1). On 'Rear Elevation' the proposed dormer windows were shown. On drawings lodged with the new application, the same (unaltered) elevation is shown on drawing No 0350 /D/12/P1(Rear Elevation). There has been no revision to show the appearance of the mansard roof and I am therefore unable to appreciate any effects this might have on my property/amenity. 4. Drawing No 0350/ D 12 P1 (Side Elevation from No 15) does include a 'red' outline of the consented dormer but again gives me no indication of how the proposed mansard will affect my property or amenity. 5. It is apparent from the proposal description, that the work includes: 'raising of party walls to form a mansard'. I have not given my consent to raising the party wall. Moreover, as in my previous objections (which remain) there has been no structural verification that the party wall (or its foundation) can safely carry the additional loading accrued from the loft conversion and (now) raising of the party wall and creation of a mansard roof. There has been no compliance with the Party Wall Act. 6. Presumably the raised wall will need to be a cavity wall? There is no indication of how this can be accommodated on width of the current 9" solid wall. 7. Although not shown on the drawings, it is apparent that removal of the current capping on the existing party wall and subsequent raising of that wall, risks altering the weather proofing to the current junction between my tiled roof and the wall. Raising the wall also risks increasing a damp route height into my property (akin to the route that exists from chimneys). There is no assurance on the drawings that proper remedial works will be completed on my side of the property. 8. My existing objections remain on the grounds of lack of building feasibility unless I am prepared to make compromises on my property, which I am not. On this current application I object on the grounds of not being provided with visual impressions of what is being sought and on the grounds of an assumption that structural changes can be made to a party wall when I have not given my consent nor have I been provided with assurance that such changes are structurally feasible.

Total: 14