

**From:** Andy Macleod  
**Sent:** 27 February 2025 10:43  
**To:** Sarah White  
**Cc:**  
**Subject:** Re: Planning Application 2025/0149/P - Flat 102A Chetwynd Road  
**Attachments:** PHOTO-2025-02-17-12-36-04 2.jpg; IMG\_5187.jpg; IMG\_8073.JPG; IMG\_8075.JPG; IMG\_9688.jpg; IMG\_9692.jpg; 104 Chetwynd Road Objection to Planning Application 20250149P - Flat 102A Chetwynd Road .pdf; 104 Chetwynd Road Objection to Planning Application 20250149P - Flat 102A Chetwynd Road .docx

**[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 Sarah

I hope you are well. Following on from our previous correspondence below, I have attached a letter (as a word and PDF doc) detailing our objections to our neighbours application 2025/0149/P which I have also copied below.

I have also attached some photos.

I hope you can arrange a site visit to see how this proposed development will affect us as detailed in the letter below / attached.

Also, just to clarify, should we now also upload this letter/photos to the public case file on the CC website or you will do that anyway?

Yours sincerely  
Andy Macleod

Dear Sarah

**Re: Planning Application 2025/0149/P - Flat 102A Chetwynd Road**

would like to raise several objections about our next-door neighbour's application for full planning permission to develop their extension at 102A Chetwynd Road as follows:

#### STRUCTURAL DAMAGE

Our neighbours have proposed demolishing and rebuilding the boundary wall between our two properties to support a substantial new extension that is a complete infill.

We have received advice from an architect and a builder that demolishing/rebuilding this part of the wall would collapse the rest of our garden wall.

It is a beautiful Victorian wall in good condition with a mature garden and plants attached but with no foundations. Its collapse would also lead to a loss of biodiversity; we have specifically planted plants and flowers to attract bees.

Our neighbour's structural engineer has suggested as an alternative, they could build upon this wall, but our builder has also advised us that as the boundary wall has no foundations, it would not support their new extension and would collapse with the knock-on effect of collapsing the rest of our garden wall anyway.

We have also been advised that any wall to support this new extension would need foundations. This would mean drilling and cutting into the Victorian flagstones in our side alleyway, losing this original feature and our planting along the wall.

We would also lose our main point of access to our house for us and our bikes as the work would require blocking off our alleyway and builders having constant access to our property for months.

#### LOSS OF NATURAL LIGHT / VIEW:

We have four windows along the side of our house, and an increase in the height of the wall would overshadow and dramatically affect the natural light and view on our ground floor.

In addition, the current drawing suggests that the existing wall is much higher than it actually is. The proposed height in the planning documents states that the increase to 2.8m would match the already increased height at the existing extension, but this is incorrect as it is only 2m at its highest point.

#### LOSS OF PRIVACY

The drawings also propose replacing an original Victorian window on their first floor with a door.

We have concerns that if the window is changed to a door which gives access to their flat roof, this will become a roof terrace, which would invade our privacy as they would look directly into our kitchen and sitting room and overlook our back garden. Also, why change an original window to a door if it's not for access?

Also, in the before side drawings of the house, they have included the terrace of 100 Chetwynd Road, so it looks like it is actually on the existing extension at 102A, and the after drawings clearly show railings have been added on top of the extension. Also, a trellis has been put up alongside the flat roof in recent months.

#### INADEQUATE DRAWINGS

The drawings themselves are cause for concern as they are vague and do not appear to have been drawn by an architect. Not many dimensions are included in them, and the measurements are inaccurate—also, there is no reference to building materials.

The DPCAAMS states the houses in Chetwynd East (7.46) make a positive contribution and explicitly notes the features of houses 100 - 112 (7.47). However, there are also no drawings of the front elevation to give an idea of how this new extension would look from the road. The proposed extension is 80 cm higher, which would be highly visible.

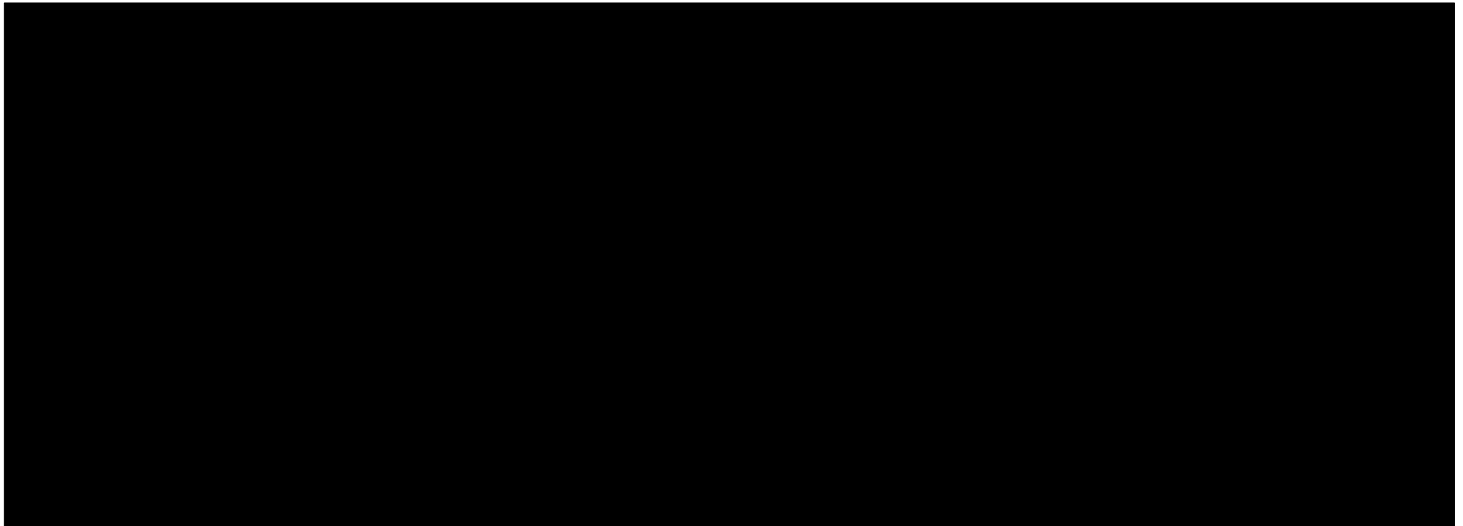
We have raised these concerns with our neighbour and their structural engineer, but we have had limited responses other than saying they would try to minimise disruption. Despite repeated reminders, they have not gotten back to us for over three weeks. They have also never been around to our house to see how this extension will affect us, so we have no alternative but to write to you outlining our objections as detailed above.

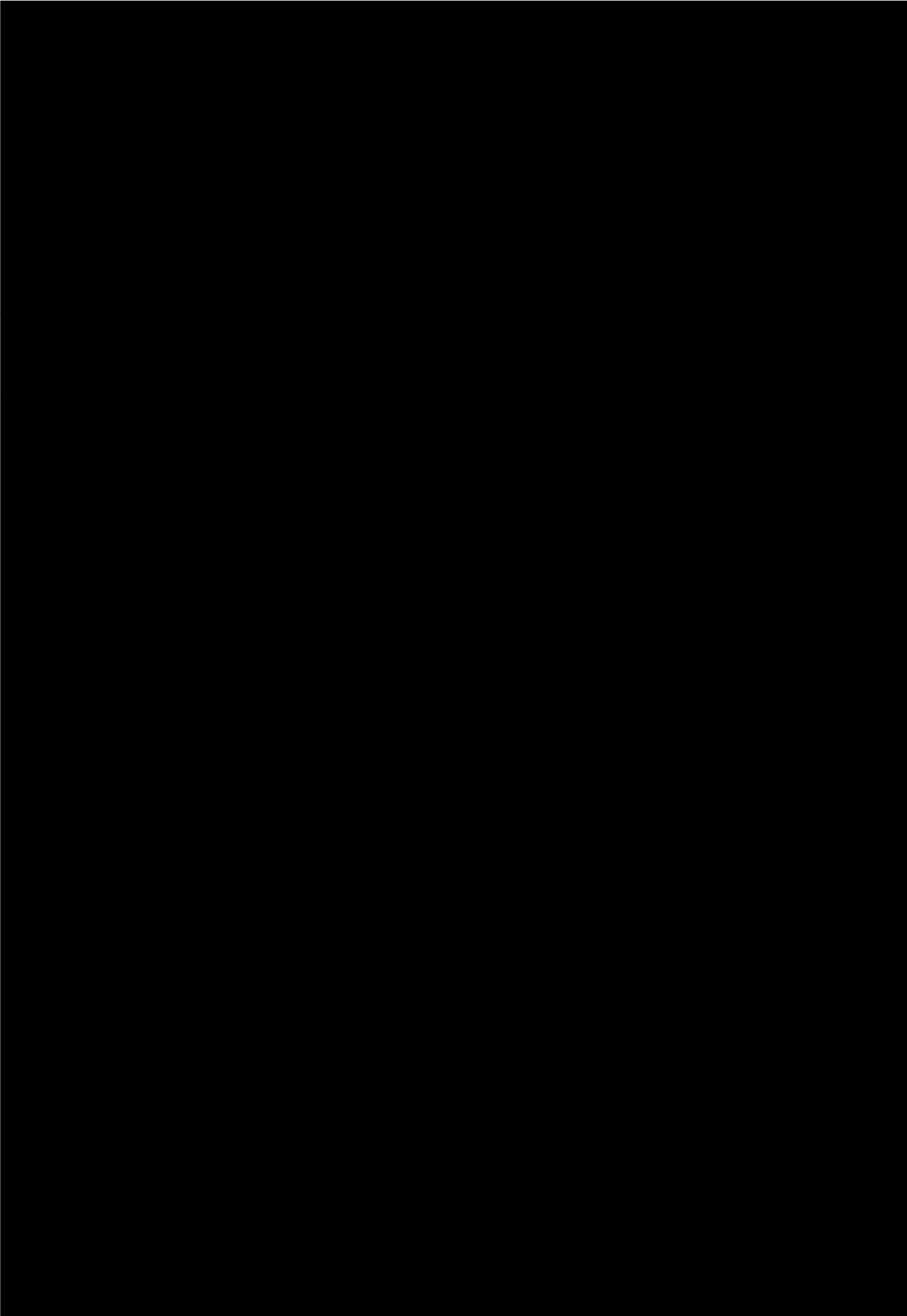
I hope you can arrange a site visit to our property to see how this extension will affect us and our neighbours at 100, who also have several serious concerns about how this would affect them and have also objected.

I have attached photos of the garden wall and alleyway

Yours sincerely

Andy Macleod





[REDACTED]

[REDACTED]

[REDACTED]

