Your ref: 2014/2130/P

Our ref: GH.BNG

Date: 6 June 2014

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Development Management
London Borough of Camden
Town Hall
London WC1H 8ND

By post and by email: planning@camden.gov.uk

Dear Sirs

60 Avenue Road, London NW8 6HT ("the Property")
Proposal: Demolition of existing single storey garage to side of main house construction of new three storey extension to side of main building; rearrangement of internal layout; widening and opening up of existing entrance staircase to front of building; work to pitched roof at 2nd floor level to integrate existing roof with proposed side extension and proposed internal remodelling work to 2nd floor. New Central staircase and lift to connect the floors together ("the Proposed Development")
Application reference: 2014/2130/P

We act on behalf of the Embassy of Israel, the lessee of the 58 Avenue Road which adjoins the Property.

Our client did not receive the statutory planning application notice letter. The first indication of the Proposed Development that our client received was when the owner of the Property mentioned in passing on or around the 1 May 2014 to the Ambassador and the Head of Security of our client that an application in respect of the Proposed Development had been submitted.

Further to a detailed review of the application documents, serious concerns are raised regarding the design of the Proposed Development and its impact upon our client's property and the streetscene, and we write to notify you of our client's strong objection to the application for the Proposed Development of the Property.

Our client is very concerned about, and object to, the Proposed Development for a number of reasons, including the following:

1. Impact on our client's property and surrounding buildings

The Proposed Development will have a materially adverse effect on the amenity of our client's property and garden. Works of such a significant scale will inevitably cause damage and serious disruption to our client's use and enjoyment of its property. The noise, dust and general disruption associated with the demolition works are of particular concern as such noise, dust intrusion

and general disruption will render our client's property unfit for occupation particularly as works at to be carried out to the boundary shared with our client's property. It is noted that a timescale has not been provided for completion of the Proposed Development. Given the extent of the works, it can be anticipated that the works will continue for a prolonged period of time and will cause lengthy disruption to our client.

Furthermore, dust resulting from the demolition works will not only be unpleasant, but will pose a health risk to the occupants of our client's property.

2. Visual Impact

The Proposed Development could be considered an over development. The proposed extensions and the work to integrate the existing roof with the proposed side extension and the bulk of development is disproportionate to the size of the Property. The Proposed Development detracts from the established character of a prestigious road such as Avenue Road, and is detrimental to the streetscene. It is entirely out of character with the pattern of surrounding buildings and will appear as a dominant and overbearing development contrary to the requirements of the adopted Development Management Policies and the Core Strategy.

The images and plans accompanying the planning application clearly demonstrate the change in appearance between the property as it now stands and the Proposed Development. The scale and massing of the Proposed Development will be inconsistent with the surrounding properties on Avenue Road. The development is bulky, over dominant and detrimental to its neighbours.

Our client is also concerned that the Proposed Development will not be sympathetic to the adjoining St John's Wood and Elsworthy Conservation areas.

3. Noise

The Proposed Development will cause excessive and intrusive noise nuisance whilst the Proposed Development is ongoing. Although the hours of work may be restricted, there will still be prolonged periods of time during the day during which excessive noise will be ongoing.

Once completed, the Proposed Development will cause an additional noise nuisance given the close proximity of our clients' property.

Given the close proximity of the Proposed Development, our client has extremely limited options to reduce noise levels.

The noise caused during and after the Proposed Development is likely to cause a nuisance which may be legally actionable and it would be irresponsible in the extreme for London Borough of Camden to sanction the Proposed Development on this ground alone.

4. Consultation

At no time was our client consulted or informed of the Proposed Development. Our expectation is that neighbours would have been consulted prior to the submission of a planning application for such major works.

5. Security

Given the identity of our client, its security department is understandably concerned about and works to the boundary which may have the potential to compromise the security of our client's property and its occupants.

6. Other development works in Avenue Road

The above concerns are severely compounded as development works to other properties in Avenue Road have been undertaken causing a great deal of noise and disruption to our client. Should this trend continue, the near continuous sequence of developments and the associated disturbances would make our client's occupation and enjoyment of the property untenable.

7. Local UDP

DP 17. It is noted that the proposed development is to promote the use of cycling, however it is not clear how this is to be implemented.

DP 18 & 19 How will the parking of contractors be managed?

For the reasons set out above, our client hereby formally objects to the proposed development. It is contrary to the adopted policies within the Local Development Framework and planning permission should be refused

Given the restricted length of time in which our client has had to consider the application our client reserves its right to make more detailed objections once it has had the opportunity to obtain further detailed advice.

We should be grateful if our client's objections could please be put before the Planning Committee and duly considered when the application is determined. Please also advise when the Planning Committee will meet as we would like to attend.

We await hearing from you.

Yours faithfully

Ch Hausmann & Co.

CH. HAUSMANN & CO.