

Flat 4  
159 West End Lane  
London NW6 2LG

26 May 2014

Jenna Litherland  
Development Control  
Regeneration and Planning Culture and Environment  
London Borough of Camden  
Argyle Street, London WC1H 8ND

Dear Ms Litherland,

Re Planning Applications Nos 2013/7792/P and 2013/7801/P: Proposed Extensions to 5 and 7 Hilltop Road

I am deeply concerned that we have to face more planning applications by Mr Golesorkhi, the owner of Nos 5 and 7 Hilltop Road, this time for a certificate of permitted development. Again, he has not bothered to consult with any of his neighbours and continues to ignore the importance of protecting the Victorian garden enclave.

I strongly object to the grant of any certificate of permitted development to the owner of these houses because:

1. Each extension goes right up to the rear boundary line of each house on each side, instead of being (as required) 2 metres from each separate boundary (Schedule 2, Part 1, Class A, Para. A.1 (d) ).
2. The full total of the extension of each house will be greater than 70 cubic metres or 15% of the cubic area of the house ((Schedule 2, Part 1, Class A, para A.1(a)(ii)).
3. The extensions involve building over 4m depth into rear of building which loses the precious Victorian garden enclave. The birds-eye view drawings illustrate that the planned depth for No 7 Hilltop Road to be more than 4m and more than the proposed extension of No 5 Hilltop Road.
4. The extensions involve building to the side of the rear wall 'steps' of each house and the owner proposes to construct extensions which are wider than half the total width of each of the existing houses. This means it is too wide and therefore not permitted. (As you are aware, the extension as a whole cannot be wider than 50% of the total width of the house.)
5. At each house the extensions will involve the removal or alteration of one or more chimneys, flues and/or soil and vent pipes. (These are not shown on his drawings at all as they ought to have been, but they exist and are in the way of what he proposes to build.) This requires full planning permission - which he has not applied for.

6. The proposed extension includes a variety of large windows, and two sets of opening patio doors (two sets on each house) at the rear of the building which will be overlooking the adjacent property at the rear. In addition, the drawings clearly show the inclusion of side windows at the rear of the first floor of the proposed extension building which will be overlooking the neighbouring buildings.
7. The extension of No 7 Hilltop Road includes a first floor mezzanine balcony at the rear, which will overlook all neighbouring buildings. This is an issue of privacy.
8. The proposals show nothing at all about the materials which the owner proposes to use for the exterior. Given the past history when he simply ignored what was permitted development and then appealed (at great public expense) against each demolition order, the certificate should be refused because he has not shown at all how he proposes to comply with the requirements over appearance.

I strongly oppose Mr Golesorkhi's application to build what are still too large extensions and threaten our precious open green space. Furthermore, I have lived here for 33.5 years and wish to continue to protect West Hampstead's charm and green open spaces.

Yours faithfully,

Emily T Herdman