

Comments on Camden Planning Application Ref: 2014/1598/P

Development at No.135 Fordwych Road, London NW2 3ND.

135 Fordwych Road is a single semi-detached dwelling, with rooms let to students in multiple occupancy for several years. For the last year the property has been empty, while substantial extensions were carried out, including a hip to gable roof extension, with a rear dormer, which was the subject of the Sept 19 2008 Certificate of Lawfulness application.

In addition to the Roof Extension, three separate extensions have now been added to the Ground Floor at the rear, for which no separate planning application, appears to have been made.

There was an Application in 2009 for 5 Flats and extensions that was withdrawn and the further Application in Sept 2013 for 6 flats, which was refused by Planning.

We object to the current application 2014/1598/P, which proposes to convert the house into five self contained C3 flats and to retrospectively make lawful the building work carried out to enlarge the house on the following grounds:-

1. Over development and occupation from a single dwelling to five flats will put additional pressure on existing services and parking and further change the nature of the neighbourhood from single dwelling houses.
2. The new roof extension has not used bricks that match the existing brickwork as stipulated in the Sept 19 2008 planning application.
3. All the windows on the Front Elevation only open at the top and therefore do not offer any alternative means of escape from these habitable rooms.
4. It appears that the conversion may not adequately meet current Building Regulations, in terms of daylight, ventilation, fire, means of escape or sound insulation.
5. Both the 2013/5051/P Application for 6 Flats (refused) and the current 2014/1598/P application for 5 Flats, under consideration, seek to legitimise the external house extensions as Single House Permitted Development, while now requiring major remodelling of the interior and staircase, to convert the house into 5 flats.
6. Five separate Perspex covered Bicycle shelters are now proposed, instead of the disability parking proposed in the previous application. These will be unsightly on the front parking area, together with the requirement for five refuse bins.
7. Ground Floor - Flat 1
The Front Elevation window glazing to the Dining/Living area of Flat 1. appears to be less than 10% of the Floor Area and will also provide inadequate natural ventilation.

A Bathroom with Toilet is shown directly accessible from the Dining/Living area, but shown ensuite to Bedroom 1, in the Alternative Plan.

Ground Floor - Flat 1 (Continued)

The Plan and Alternative Plan of Flat 1 Bedroom 3 does not show the window shown in the Side Elevation extension, which overlooks No 133 Fordwych Road to which the owners object.

The provision of 3 bathrooms for Flat 1 appears to be high, unless it is possibly intended to subdivide Flat 1 into two flats, at some future date?

8. Ground Floor - Flat 2 . The plan shows the addition of new window openings to both the Kitchen area and two for the Bedroom, either side of the chimney breast. These changes are objected to by the owners of No.133 Fordwych Road, as they would be overlooked and suffer additional noise and fumes.


9. First Floor - Studio Flat 4 plan shows a Bathroom with Toilet directly accessed from the Dining/Living area.

10. Second Floor Flat - 2 Bed Flat 5 plan shows a Bathroom with Toilet, directly accessed from the Dining/Living area.

Both the Front and Rear bedrooms are internal rooms accessible only through the open plan Kitchen/Dining Living area, rather than directly accessible from a protected hall and stairway required for fire safety.

The Front Bedroom shows a Velux window, that is too high and distant from the roof eaves, to provide a secondary means of escape.

Stephen & Pamela Frazer
124 Fordwych Road
London NW2 3PB



[REDACTED]

From: Rosaleen McGovern <[REDACTED]>
Sent: 31 March 2014 18:55
To: Planning
Subject: Fwd: 135 Fordwych Road

Categories: Orange Category

----- Forwarded message -----

From: Rosaleen McGovern <[REDACTED]>
Date: 31 March 2014 17:03
Subject: Fwd: 135 Fordwych Road
To: Rosaleen McGovern <[REDACTED]>

Dear Sir/madam,

Application Ref: 2014/1598/P
135 Fordwych Road, Cricklewood, NW2 3ND

I am writing in relation to your letter dated 10th March 2014 for the revised planning application for the address above. We strongly object to the revised application from a single dwelling into Five flats on the following grounds:

Over development and occupation from a single dwelling to five flats will not only change the nature of the neighbourhood but will put a huge strain on existing services especially the already low pressure of water and lack of parking.

The new roof extension has not used bricks that match the existing brickwork as stipulated in the 2008 application

Two new windows have been added to the side elevation that both overlook No 133 Fordwych rd and the two extensions added, reduce natural light.

The proposed Flat 5 still has Velux window at a high level which will not meet the means of escape requirements.

The application stipulates the provision of disability access, including a ramp to access the property when there clearly isn't enough space with allocated cycle parks and two off street parking spaces.

Your faithfully

Rosaleen McGovern

