

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
|-----------------|------------------|---|---------------------|----------|---|
| 2014/4631/P | Alex Garrod | Coach House 23 Daleham Gardens London NW3 5BY | 28/08/2014 11:29:54 | OBJ | Alexander Garrod Coach House, 23 Daleham Gardens, London, NW3 5BY |

Planning Team
Regeneration and Planning Development Management
London Borough of Camden
Town Hall Extension
Argyle Street
London WC1H 8NJ

20th August 2014

Dear Planning Team,

Ref: Planning Proposal 2014/4631/P,
Garden Flat, 23 Daleham Gardens, NW3 5BY

As owner and occupier of the adjoining property, Coach House 23 Daleham Gardens, I write to state my objections to the above planning application.

1) The drawings have been further edited to reduce the width of the new wall adjacent to the coach House and also the existing structural supporting wall next to the Coach house. The requirement for this new wall was a key primary objection to earlier proposals to reduce noise between the properties and ensure structural stability. The width of these walls and key structural points should not be revised from the previously approved drawings. This change is evidenced in the below examples, note that the "approved drawings" which have been included with this new proposal do not match the drawings which have actually been approved.

a) Previously approved plans - 2013/5398/P

REVISED PROPOSED LOWER GROUND FLOOR, PA-01 06
<http://planningonline.camden.gov.uk/MULTIWAM/doc/Revised%20Drawing-3269411.pdf?extension=.pdf&id=3269411&location=VOLUME3&contentType=application/pdf&pageCount=1>

Note that the existing party wall comes out almost as far as the bed side table and the new wall is parallel to this.

b) New proposal - 2014/4631/P
LOWER GROUND FLOOR PLAN, PA-01 08
<http://planningonline.camden.gov.uk/MULTIWAM/doc/Proposed%20Drawing-3454874.pdf?>

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extension=.pdf&id=3454874&location=VOLUME4&contentType=application/pdf&pageCount=1

Note that the existing party wall corner has been reduced in comparison with the approved drawings as evident in relation to the bed side table and existing Coach House wall. The new wall has also been made much thinner in comparison to the approved plans.

Also included with the new proposal is an “approved drawing” which does not match the actual drawings from the approved plan on the Camden site (1) above).

LOWER GROUND FLOOR PLAN, AP-01 06 “approved drawings”

[http://planningonline.camden.gov.uk/MULTIWAM/doc/Approved%20Drawings-3454878.pdf?](http://planningonline.camden.gov.uk/MULTIWAM/doc/Approved%20Drawings-3454878.pdf?extension=.pdf&id=3454878&location=VOLUME4&contentType=application/pdf&pageCount=1)

extension=.pdf&id=3454878&location=VOLUME4&contentType=application/pdf&pageCount=1

2) The further extension of the approved plan takes the new extension to the same depth as the Coach House. This therefore means that the new proposed extension is no longer sub-ordinate to the existing building. As the planning and development guidelines state that any new extension should be sub-ordinate to the existing building this is in breach of the council guidelines and should therefore be rejected.

Yours sincerely,

Alexander Garrod
