

I would like to raise the following objections to the planning application number 2013/5752/P. I am resident at flat 4, 7 Crossfield Road in the property where the work will be taking place. In addition, I am a committee member of the Glenhurst Housing Association, of which 7 Crossfield Road forms a part.

I am not sure if Camden Council is aware that the owner of flat 2 made unauthorised alterations to the rear garden of 7 Crossfield Road with which the Housing Association is currently dealing. Not only has a large part of the garden been removed and replaced with paving (without necessary planning application) but an ugly, large permanent structure has been constructed in the garden that is of a substantial size and is a blight to the back view of the garden, again without planning permission. The Housing Association agreed at a special committee meeting to ask the owner to remove this structure. In addition, the original Victorian cast iron stair case was removed without permission when work to flat 2 took place and replaced with an ugly metal railing. We encountered similar difficulties when the same builders were employed to refurbish the front wall. There was a lack of sensitivity to the conservation area and despite a clear brief that the previous wall was to be reinstated, the new wall was built much higher than it should have which resulted in a Council Order for this to be reduced in height. In light of these previous experiences with the owner of flat 2 (who I believe is undertaking this extension together with the owner of flat 1), I am most concerned at the way building briefs and planning considerations have been ignored and violated, to the detriment of the residents of the street. As the person who raised this to the attention of the Housing Association, I have been at the receiving end of harassing and accusatory emails from the current occupant of flat 2, 7 Crossfield Road. Therefore, I would want the feedback to this planning application to be sensitively shared so that I am not identified since I am concerned at the response I might receive.

1. The proposal indicates that permission has already been given for the removal of the existing fireplaces within the Lounge and Living Room. I am aware that a proposal was made to the Housing Association some time ago but was declined because insufficient information was given, the drawings did not match the proposal and there were concerns about structural implications for the property in removing the fireplaces. It seems that this planning permission includes a major change to the layout of the lower ground floor flat which does not have the necessary approval for variation to the floor layout. This will need to be submitted to the Glenhurst Housing Association, the due procedure for building alterations and a separate procedure to planning permission.
2. The proposals reflect an alteration to the raised ground floor flat 2 with the addition of a balcony yet the changes to flat 2 have not been included in this proposal. There are no drawings of the new balcony which will have a big impact on the surrounding properties.
3. The materials and nature of the extension proposed do not fit with the style of building in this conservation area and will detract from the appearance of the building. The materials appear to be modern glass balustrading while the rest of the building is Victorian.
4. I am concerned that the nature of this extension will make it impossible to construct scaffolding at the rear of the property for purposes of building maintenance and would want reassurance that it would still be possible to access to the back of the property, install scaffolding etc.
5. A similar extension with a balcony exists on the adjoining properties which will result in less privacy to numbers 6 and 8 Crossfield Road.
6. Yet more garden is being lost through this proposal.

7. The addition of a balcony on top of the extension will bring more noise and disruption to the property. My children's bedrooms are directly above the proposed extension and I am concerned that this will be a problem, particularly in the summer months.

8. The use of aluminium window frames is not in keeping with the original wooden sash windows at the existing property. While the proposal refers to extensions on each side of 7 Crossfield Road as precedents, I am not sure whether current planning laws were in place when this took place. However, it is important that any building extension is in keeping with the original materials used.

9. The positioning of the skylights means that we will be able to look down into the extension and into the property's kitchen which would be an unavoidable intrusion of privacy.

10. The building has just been through over a year of disruption with the work to the raised ground floor flat, at no time was building waste disposed of in a tip. I am concerned that this is not repeated and that any construction is considerably removed, that building work does not take place on weekends as has previously been the case.

Again, I request that these objections are collated and anonymised to reduce any fall out in an already tenuous situation. I am happy to discuss these concerns in further detail if that would be helpful and can be reached on 020 7586 9079.

Yours sincerely

