



Ms Tania Skelli-Yaoz  
Regeneration and Planning Development Management  
London Borough of Camden  
Town Hall Extension  
Argyle Street  
London WC1H 8NJ

**PLANNING APPLICATION CONSULTATION**

Ref: Planning Proposal 2013/5398/P,  
Garden Flat, 23 Daleham Gardens, NW3 5BY

Dear Ms Skelli-Yaoz,

As owner and occupier of the flat above the Garden Flat of 23 Daleham Gardens, I am writing to you to object to the above planning application in accordance with the principles of the Fitzjohns and Netherhall Conservation Area Statement, Camden Council Planning Guidance and Camden Development Policies.

I wish first of all to point out to the Council that 23 Daleham Gardens **is not a single family home** but is divided in 4 flats. All the four leaseholders also hold joint ownership of the freehold title through Daleham Gardens Management Ltd. This is a company limited by guarantee with a Director from each flat. It is therefore as neighbours and joint freeholders that we raise our objections to the Council.

**External Appearance and Materials**

23 Daleham Gardens while not a listed building is according to the Conservation Area Statement one of the buildings that makes a positive contribution to the character and appearance of the Conservation area Fitzjohns/Netherhall. After a considerable development in the 80s of the building with extension on the side and rear, our building has been maintained carefully by all the present owners to preserve the character and features that are listed in the Conservation document : roof, gables, chimneys, stained windows, front door, front trees and decorative elements in the brickwork and timbering. We have taken considerable pride and effort in maintaining these features through repairs, gardening and external painting every 5 years.

The flat roofed extension with its considerable use of glass in floor to ceiling windows does not maintain the balance, harmony and elegance of the main house, contrary to the Fitzjohn's and Netherhall Conservation Area Statement. and represents in my view a case of overdevelopment

We oppose the building of a rear extension for a number of reasons relevant to the conservation of the area. We wish to maintain the integrity of the building and of the garden in the rear, but also more generally, preserve the balance and harmony of the row of houses on the west side of Daleham Gardens. None of the gardens on the west side of the road have such constructions. We have the privilege of residing in a house that has an exceptionally deep garden in the rear adjoining to a similarly deep garden in the rear of Fitzjohn's Avenue. This large surface of greenery which is exceptional even in NW3, should not be a liability in this matter but a feature to be preserved. While in proportional terms the proposed extension may seem limited to 1/7 of the garden surface, its size still constitutes a major transformation of the architectural integrity of the house and pattern of buildings.

The cases indicated in the planning application referring to recent successful applications for rear extensions, concern buildings on the east side of Daleham Gardens (n 16, 18) which are single family dwellings, and where the configuration of the gardens is completely different. Furthermore these 2 cases are not comparable because of the larger size of the houses and a history of extensions over the last 20 years.

#### **Noise**

Apart from our concern about the visual impact of the extension, of yet another increase of built surface in the area, we are also worried of the potential noise that will emerge from the roof and sky windows and that will affect all the neighbours living above and alongside the extension, us included.

#### **Structural Integrity of the Building**

Finally and importantly, as stated in the planning application the rear extension requires for the partial demolition of an existing wall to form the new building. We would like to make the Council aware that this wall is owned by the Freehold and not the leaseholder which has submitted the planning application, and that the majority of the Directors of Daleham Gardens Management Ltd, oppose the demolition of one of the jointly owned external structural walls.

I would appreciate if you kept me informed of the date in which this proposed development will pass in front of the Development Committee as I would like to attend.

