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23 September 2013

Ms Tania Skelli-Yaoz  
Regeneration and Planning Development Management  
London Borough of Camden  
Town Hall, Judd Street  
London WC1H 8ND

Dear Ms Skelli-Yaoz

**PLANNING APPLICATION CONSULTATION**

**Application Ref: 2013/5398/P**

**Address: Garden Flat, 23 Daleham Gardens, London NW3 5BY**

*1. Ownership of the building:* In considering this planning application, I would ask the Council to take account of the fact No 23 Daleham Gardens is a house divided into four flats, each flat owner holding a Lease of approx 100 years. The freehold title is held by Daleham Gardens Management Ltd, a company limited by guarantee, with a Director from each of the four flats.

While the back garden at No 23 is on the sole demise of the Garden Flat, its occupants' desire to add an extension to their flat requires that they demolish major sections of the back wall of the house which is owned by the freeholder, i.e. the Company. Consequently, as co-freeholders the owners of the other three flats are concerned about structural implications for the building given the house is now well over 100 years old. The application, if given permission, also raises complex issues regarding the ownership of the extension, the rights and responsibilities of the freeholder in relation to the extension, and the implications for the future apportionment of costs (of insurance, external maintenance, and redecoration).

*2. Existing development of No 23:* According to our records, the original free standing house was built in the last decade of the C19 and bought by developers in the late 1980s. They overdeveloped the site by adding a two-storey extension to the south boundary and a two storey coach house to the north boundary, making access to the back for maintenance and redecoration very difficult.

Consequently, No 23 could be viewed as already over-developed, though this is offset by the deep garden and terrace at the back which, as argued by my neighbours in Flat 3, is 'a feature exceptional even in NW3' and should be preserved. The addition of an extension will interrupt the integrity of the back façade of the existing building.

(On 14 November 1988 the then owner of the garden flat in No 21 applied to Council to build a two storey extension up to the boundary of No. 23. Council refused this application on 15 June 1989, and the much valued 'gap' between the two houses remains to this day.)

3. *Design and layout:* All kitchens in No 23 apart from that of the Garden Flat are currently aligned within the building, ensuring that the usual noises and smells of cooking are minimised so far as possible to living areas in flats above. The *existing kitchen* of the Garden Flat is underneath my front terrace and half of my conservatory, plus the main hallway of the house at raised ground floor level, thus preventing noise and smells intruding into my main living room.

The design of the proposed extension places the kitchen in the main living room which will lie immediately under my living room. This contravenes the original design and I trust that measures will be taken to deal with the results of this change of layout. It may also require that work be done on the chimney of the garden flat to minimise noise and smells exiting through that route as the chimneys for all four flats run up that wall.

The current proposed extension will protrude straight out for over 3m immediately below the windows of my dining area, bedroom, and bathroom and will be a flat roof because of the limited height of the rooms below and, I understand from Mr Murray, because the Council does not favour sloping roofs on extensions.

#### PARKING

The Garden Flat at No 23 has its own off-street parking space, but yet again we shall be inundated with lorries, skips, and generally increased vehicular movements immediately outside our homes. No doubt the residents' parking bay will continue to be commandeered by builders, as has been the case now for two years during the rebuilds of Nos 16 and 18 Daleham Gardens.

For the above reasons and those expressed by my neighbours, I regretfully oppose this planning application.

Yours faithfully

JUNE HUNTINGTON

