

From: Eleni Makri [REDACTED]
Sent: 28 June 2013 15:06
To: Planning
Cc: Heather, Christopher
Subject: Objection(s) to planning application Ref no 2013/1639/P - Site Address 56D King Henrys Road London NW3 3RP
Importance: High
Follow Up Flag: Follow up
Flag Status: Orange

Dear Mr. Heather,

As discussed over the phone, I would like to submit the following objections to the above planning application on behalf of Mr. Steven Pollock who is resident at the adjoining no. 58a King Henry's Road: No 56d King Henry's Road is one of a terrace of 11 3-storey single dwelling houses, dated from the 1960s.

Objections (summary): the proposals, if allowed will create a precedent for the group as a whole which will result in loss of amenity and of inherent quality of living standards within the group and which will place undue pressure for parking in the area short-term and long-term. This is explained in detail in the following:

Objection 1: We would like to object to the proposed Change of Use from single dwelling house into two flats for the following reasons:

- 1.1 The subdivision into two flats will result in additional parking requirements which cannot be accommodated within the existing provision of the single dwelling house and the existing dedicated forecourt;
- 1.2 The proposed front bedroom (and the biggest) at lower ground floor level will be of substandard amenity (outlook and ventilation) as it would be ventilated through a grille on the driveway and its clean air intake and outlook will be affected by the parked car at the dedicated forecourt. This, or the forecourt will no longer be used for parking as intended, which if it happens will further increase parking requirements in the locality as a result of the change of use into two flats;
- 1.3 The sizes (sq m) of the proposed bedrooms at lower ground floor level are not shown, bedroom 2 appears to not meet the relevant Council standards;
- 1.4 The rear garden is far too small to support the proposed extensions and adequate amenity for two flats and so the subdivision into two flats and associated extensions will create two residential units of substandard amenity – uncharacteristic of the group and the existing standards of amenity;
- 1.5 The open air amenity of each of the flats will be reduced to standards below the Council standards of amenity for 3-bed residential units and in particular for the 1st/2nd floor flat; loss of privacy and overlooking will become real issues in particular for the g/b flat;
- 1.6 If allowed it would create a precedent for the extensions to the rear and underground extensions through excavation for the purposes of subdivision into two flats of other single dwelling houses within the group thus reducing the overall quality of amenity within the group, as explained in 1-4 above in this location and in the group;

Objection 2: We would like to object to the proposed alterations to the rear for the following reasons:

- 2.2 The existing balconies to the rear are set in from the boundary lines and have high screens at both ends to provide privacy and to protect from overlooking adjoining neighbours. The proposed replacement balcony and terrace will extend to the boundary line as a result of which amenity will be compromised through proximity and overlooking;
- 2.3 If allowed this would create a local precedent which will end up compromising the quality of amenity of the group as a whole;

Objection 3: Nuisance to neighbours during construction time

- 3.1 Any scheme involving basement excavation within the group should have a Construction Management Plan approved by the local planning authority as part of any planning consents so as to avoid unnecessary nuisance to the neighbours which past experience suggests will be the case;

Objection 4: relationship of proposed basement front bedroom with existing parking space to front;

- 4.1 Materials are not annotated, plans and section do not show clearly how the assumed grille within the parking concrete slab would work; this needs to be explained better (pl also see relevant points raised above);

Objection 5: The lack of clarity in the proposed modifications of the existing sewer arrangements for the group;

- 4.2 Appropriate method statements should have been submitted as to the proposed modifications to the existing shared sewer arrangements of the group and of the intended temporary (in preparation and during the course of construction) and long-term proposals to safeguard the continuous and safe use of the existing arrangements by the group. Thames Water should be consulted to comment on such proposals and method statements so that the whole intervention is well designed and fully prepared and previous experience by the group of blockages during the course of construction are avoided.

I would be grateful if you could keep me informed of the progress of this application and advise me of any clarifications on the above objections that I can provide.

I am easiest to contact via email or on my mobile 

Thank you.

Kind regards,

Eleni Makri
BArch MArch(Cons) RIBA IHBC AABC

Director / Conservation Architect

**CONSERVATION pd
(planning + design)**

a SR OFFICE 2
114-118 Parkway
London NW1 7AN
t 020 7096 1504
f 020 7504 1701
m 0778 99 88 484
e elenimakri@conservationpd.com
w www.conservationpd.co.uk

'Wrought Iron and Steel Windows', *Eleni Makri*, The Building Conservation Directory 2012

'Iron Railings', *Eleni Makri*, The Building Conservation Directory 2011

Structural Awards 2007: Heritage Award to Infrastructure: Commendation: King's Cross St Pancras (with Arup)

Georgian Group Awards 2007: Best Restoration in an Urban Setting: Commendation: Queens Rd Peckam: grant -aided restoration of front facade with an English Heritage London Grant

Metal Windows: 'Metal', *Eleni Makri and Rupert Harris*, in WINDOWS, Donhead Publishing 2007, pp 305 -

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