




## Comments Form

Name... H.F. Reiss + Farida Megal-Reiss (aka Farida Reiss)

Address... 

Email address... 

Telephone... 

Planning application number... 2013/1269/P

Planning application address... 4 The Old Orchard, NW3 2TR

☒ I support the application (please state reasons below)

☐ I object to the application (please state reasons below) attached



Your comments

Please see our comments in  
the letter dated 8<sup>th</sup> April 2013  
which is enclosed.



29<sup>th</sup> April 2013

Ms. Rachel Miller,  
Planning Officer,  
Planning & Development Dept.,  
London Borough of Camden,  
Town Hall,  
Argyle Street,  
LONDON WC1H 8NJ.

COPY

Dear Madam,

Ref: Retrospective Planning Application No. 2013/1269/P  
No. 4 The Old Orchard, London NW3 2TR.

We notice that we are not listed as neighbours in the above Retrospective Planning Application although the building is located close to our property and only a few feet from our main entrance door. We are, therefore, writing to object to the following points:-

- 1) We object to the proximity of this substantial storage building to our property. The distance between the insulated walls of the building to the common fence between our properties is 5 cm. Please see their architect's photos. 5 & 6 and our own sketch which is attached.
- 2) We object to the alteration of the original garden gate (photo.4) into a main access door to the building and the property of No.4. Their architect's Current Elevation Drawing 1b) and their photo. 3 show us that there is another access door to this building on the applicant's garden side.

Please note that there is a second garden gate along the same fence into the property of No. 4, which was constructed by a previous owner. Like other houses in The Old Orchard, No. 4 also had its own main entrance door.

How many access doors does this applicant need into his garden and property?

Photo. 4 shows a garden gate (now altered). The original gate was designed and constructed in the late 1970s by the then architects and developers to be used as a garden access and not a door to a permanent structure. This was in line with the approved architectural concept of inside/outside living in this development.

- 3) We object to the use of the small front area, outside our main entrance, to be used as an assembly place for the applicant's bicycles, garden furniture and other equipment. This is loss of our privacy.
- 4) We object to the misleading description of this building as "sunken". The Old Orchard Development was built on a downhill slope. What is "sunken" is just the concrete foundation of about 22cm (cement). The level of the floor of this building is on the same level as the pathway outside the common fence.
- 5) We object to the misleading description of "garden shed". This building is a permanent structure built with concrete and breeze-block foundation, double-insulated walls, electrical light fittings and a concrete ramp.
- 6) We disagree with the description that this is "the rear back of his property". The rear back of the applicant's property lies behind his house which has a paved garden complete with brick/concrete walls, as shown on his architect's Site Plan. His front garden terminates at the common fence and at only a few feet from our main entrance door.
- 7) We are very concerned by the effect this permanent building has on soil movement/erosion/subsidence on the downhill side in our garden. As the heavily cemented area can no longer absorb any rain water, we fear the downhill water-flow onto our land will damage our property.
- 8) We do not understand what the applicant means by "positioning of the extension". This is a free standing permanent structure located a fair distance away (about 70 ft) from the applicant's main house. We definitely disagree with the applicant's statement of "its impact on the surround area is minimal". Bearing in mind that all movement of stuff from this building will take place practically at our door step, this statement is not acceptable to us.

The applicant had major renovation and extension work on his house in recent years. We made no objections to the noise, the mess, the traffic flow which were inconvenient to us for almost a year.

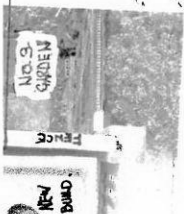
In this instant, we would very much appreciate it if you could consider the impact this permanent structure has on our property, in particular its proximity to our house and the loss of our privacy before you approve this retrospective planning application.

Yours sincerely,

  
Fred & Farida Reiss

Enc: Sketch: Layout of The Old Orchard houses and position of new building relative to No. 3

c.c. Cllr Chris Knight



DISTANCE APPROX 5 CM!  
GARDEN OF NUMBER 3

NEW BUILDING

FENCE (No.3)

ENTRANCE DOOR  
TO NEW BUILDING

ENTRANCE  
TO NEW  
BUILDING

145

143



561

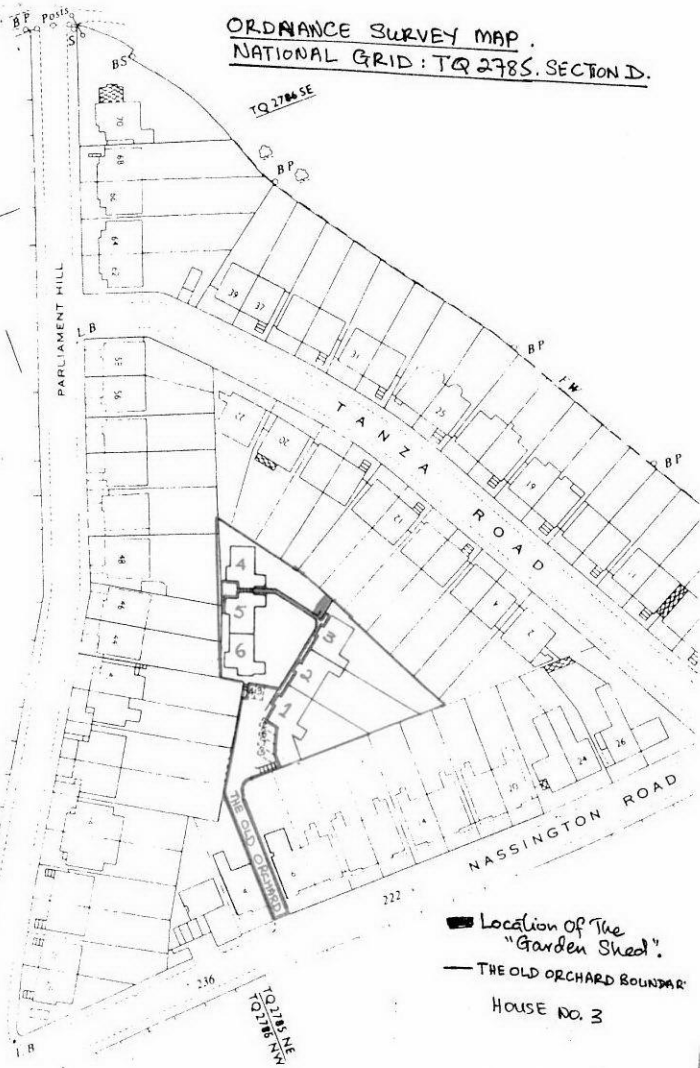
FRONT DOOR  
No.3


NUMBER  
3

PATHWAY

SKETCH SHOWING RELATIVE POSITIONS  
OF NEW BUILDING TO HOUSE AND GARDEN OF No.3 THE OLD

ORDNANCE SURVEY MAP.  
NATIONAL GRID: TQ 2785. SECTION D.



 Location of The  
 "Garden Shed".  
 — THE OLD ORCHARD BOUNDARY  
 HOUSE NO. 3



Original "Garden Gate"  
now door to the  
new shed of No.4.  
Door is altered.

Main entrance to house No.3

small paved area