



17 March 2013

Hugh Miller
Planning Officer
London Borough of Camden
Camden Town Hall
Judd Street
London WC1H 8ND

Dear Mr Miller

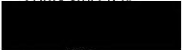
15 Gayton Crescent, NW3 1TT – Application Number: 2013/1031/P

I wish to object to this application on the grounds that the proposed changes would be detrimental to a distinctive building that makes (or did make before it was allowed to fall into the present dilapidated state) a very positive and unique contribution to the Conservation Area. The attached photograph from Google taken in June 2008 shows the house as it then was and I believe that this should be the starting point for consideration of this application since the house could readily be restored to that state.

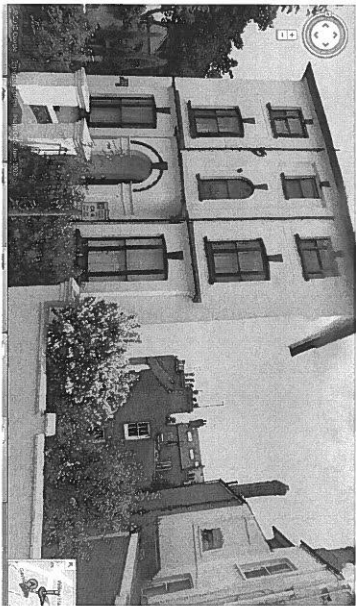
It is not a deep house and the present plan extends the footprint of the house on three sides with a two-storey extension on the south side, a new bay on the north side and a new extension at the rear of the property. I believe the original architect left the north and south facades without any windows or other features to focus attention on the front of the house, with its striking black and white contrasts. The north and south facades do not need any additional visual interest or architectural details. I consider the totality of the changes to constitute overdevelopment of the site and to be detrimental to the Conservation Area by fundamentally changing an existing distinctive property.


I would also like to be assured that what is now an off-street parking place to the north of the house has received proper permission and that the demolition of the wall and the creation of a new access over the pavement by a depressed pedestrian crossing point are consistent with your guidelines for Conservation Areas. The former garden has been devastated (including the loss of a protected tree) and its loss is again a detriment to the local environment.

Yours sincerely

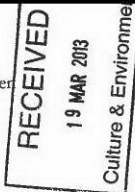


Peter Ratzert





Hugh Miller
Planning Officer
London Borough of Camden
Camden Town Hall
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London WC1H 8ND



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Dear Mr Miller

15 Gayton Crescent, NW3 1TT – Application Number: 2013/1031/P

I would have sent the following comments by e-mail but Camden Council's website does not allow photographs to be added.

I would like to raise with you the work that is being carried out at the back of the house. The present owners have submitted a pre-application planning opinion by Hugh Miller of Camden Council dated August 2012. In this there is no discussion of the work that has already been carried out or planned at the back of the house and the present application only focusses on a minor aspect of this work.

The attached photograph (taken from a letter of objection to the previous application 2012/0529P) was taken in May 2008 and shows what the back of 15 Gayton Crescent looked like then. There has been no planning permission granted since then for any further extensions at the back. (There seems to be some confusion within the Planning Department as to what work has been previously approved [see eg Gary Bakall's letter of 14 October 2008 Ref EN08/0779]. The application which was approved in 2008 – 2008/3188/P – was a retrospective application for a two storey extension flanked by two single storey extensions. The Council's view was that they "on the balance of probability form part of the original volume of the dwellinghouse". This structure can clearly be seen in the attached photograph).

From what can be seen at the moment there has been quite a considerable amount of unauthorised building work already carried out at the back. Although the Council has not been unaware of what has been happening on this site, particularly through the various comments submitted on the planning application of 2012 and

through site visits, no action appears to have been taken. If the planning laws are not to be made a mockery of Camden Council needs to take action to ensure that no building works are carried out, particularly in a Conservation Area, which have not been through the correct planning procedures. The present owners cannot be said to be unaware of these planning procedures.

There is also the matter of the parking space to the north of the property. Although there may be the facility to grant permission for this parking space (see Gary Bakall's letter of 14 October 2008 referred to above) a mature tree was removed which was subject to a TPO. This has never been pursued and a suitable tree needs to be reinserted on the property.



Diana Ratzer

Photograph

of the rear of 15 Gayton Crescent from Willow Road May 2008

