

[REDACTED]

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**From:** Dave Shorrock <[REDACTED]>  
**Sent:** 06 August 2014 18:24  
**To:** Planning  
**Subject:** Planning Application 2014/4514/P - 11A Primrose Hill Road  
**Attachments:** 11\_PHR\_1 of 2.JPG; 11\_PHR\_2 of 2.JPG

**Importance:** High

Dear Sirs,

I am writing to comment on application ref: 2014/4514/P, the erection of a new house in the garden of 11 Primrose Hill Road.

Any further development of the terrace will exacerbate the already difficult and congested parking situation we have on the private (unadopted) roads of the Estate. The attached photographs illustrate the issues. Photo 1 of 2 shows that the residents of No. 11 PHR park their cars on the full width of the road. There is no additional parking space adjacent to the frontage of the proposed development. Further, photo 2 of 2 shows that with the current parking arrangements, the residents of the neighbouring property at number 13 do not have unhindered vehicular access to their garage.

In the Town Planning Statement for the application, it states (for example in 6.29) that the house would have 3 bedrooms. Yet Section 6.56 states "No additional car parking is proposed as part of the application". With respect, I do not think it is credible to construct a 3 bedroom house and yet not provide parking facilities.

If you are minded to grant permission for the new development, then may I suggest that as a condition of consent that you:

- (a) Require reinstatement of the garage serving 11 Primrose Hill Road; and
- (b) Require provision for off-street parking for 2 vehicles for the proposed development. I would suggest that this be achieved by the use of a car stacker on the rear patio of the development, with access from King Henry's Road. I note that such a system is in use at 40 Queen's Grove, a few hundred yards away. Given that this application includes a basement, it would seem a logical and cost-effective solution.

Yours faithfully,

Dave Shorrock  
23 Primrose Hill Road  
London NW3 3DG  
[REDACTED]





# CHALCOTS ESTATE LIMITED

London Borough of Camden  
Planning, Town Hall Extension, Culture & Environment  
Argyle Street  
London WC1H 8EQ

17<sup>th</sup> December 2013

Dear Sirs,

## **RE: 2013/7112/P - ERECTION OF A 3-STOREY END-OF-TERRACE DWELLING WITHIN THE SIDE GARDEN OF NO.11 PRIMROSE HILL ROAD**

I am writing with regard to the above planning application in order to correct and/or clarify a number of statements that have been made in the "Design and Access Statement" for the application. Chalcots Estate Limited (CEL) is the company that owns and holds in trust for the residents, the common parts (i.e. roadways, footpaths, lighting and gardens) of the Estate. CEL is also the Scheme Manager for the Scheme of Management of the Estate. I am the Director of CEL elected by the residents of the 66 houses that form the Quickswood Sector of the Estate.

The corrections and clarifications are beneath the relevant extracts (shown in *italics*) from the Design and Access Statement.

### **1.3 Site Location and Description**

*Nos.11 - 37 (odds) Primrose Hill Road is a terrace of fourteen 3-storey houses that front onto a private residential estate road. This road, which has car parking on either side of it, runs parallel with the main road of Primrose Hill Road.*

The stub of Primrose Hill Road from numbers 11 to 17 is only two car widths wide and therefore, with the exception of the closed end adjacent to number 11, does not support parking on either side of the road.

### **1.8 Consultation with Neighbours**

*Undercover Architecture has contacted all the immediate neighbours of No.11 Primrose Hill Road by hand-delivered letters, explaining the proposals and giving contact details should they wish to learn more about the scheme. In addition, the Chalcots Estate and the Quickswood Residents Association (QRA) have been contacted and seen the current proposals. They have made some initial comments which have been acknowledged and incorporated into the proposals.*

The above assertion is incorrect. As of the 17<sup>th</sup> of December 2013, there has been no formal or informal contact with CEL or its Managing Agent. No comments have been made by CEL and neither have any permissions been granted.

#### **2.1 Location**

*All of the houses on this terrace (Nos.11 - 37, odd) have had their garages converted into habitable rooms.*

The above assertion is incorrect. Numbers 13, 15, 17, 19 and 23 Primrose Hill Road all have active garages and require vehicular access to them.

#### **3.1 Overall Development Objective**

*The overall development objective is to create a self-contained dwelling unit, similar in design to the other houses in the terrace that front Primrose Hill Road.*

The Scheme of Management of the Estate states that "Neither the Enfranchised Property nor any part thereof shall be used for any purpose other than as and for a private residential dwelling house in one occupation only." The proposed additional self-contained dwelling unit in the garden of the existing house would be in breach of this restriction.

#### **4.4 Footpaths and Parking**

*There is no change to the pedestrian access to this scheme, ....*

The above assertion is incorrect. There is no footpath serving the proposed development. The frontage of the site is garden forming part of the common parts of the Estate.

#### **5.3.1 Housing Policies, Dwelling Size and Densities CONFORMITY**

*A private car parking space will be provided for the new dwelling within the grounds of the Estate without any impact to the on-street parking situation.*

The above assertion is incorrect. Given the restricted width of the private road adjacent to numbers 11 to 17 and the required vehicular access to the active garages, parking will not be permitted on the private roads of the Estate.

I trust that you will take into account these corrections and clarifications in making your decision.

Yours faithfully,

D.J. Shorrocks

D. J. Shorrocks  
CEL Director, Quickswood Sector