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Drawing to be read in conjunction with consultants information
Do not scale from drawing.
All dimensions to be checked on site.
Drawing only to be used for purposes indicated.
No liability accepted for any discrepancies.
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REV:
I- 23.01.14- Third floor revised, windows revised
J- 06.05.14- 3rd floor terrace revised, extension roof revised, 2nd floor terrace option added, 2nd floor handrail revised, rear windows revised
K- 13.02.14- Note omitted, title revised

L- 20.10.14- Second floor extension options added
P- 23.10.14- Second floor extension omitted

07, 09 OAK HILL PARK MEWS
PROPOSED EAST ELEVATION

1:50 / A1, 1:100 / A3 FOR INFORMATION
1080.03.13(P)

5m
4m
3m
2m
1m
0m

From: Jonathan Freegard Architects <j.freegard@jf-architects.co.uk>
Sent: 12 December 2014 09:59
To: Ampoma, Nanayaa
Cc: Planning
Subject: Comments on 2014/7160/P (7 & 8 Oak Hill Park Mews) accompanying documents
Attachments: Oak Hill Pk Mews before-after images.pdf; 7-8 Oak Hill Pk Mews overlay.pdf; Existing view from 93A Frognal .jpg

To: Ms Nanayaa Ampoma (planning case officer)
2014
Regeneration and Planning
London Borough of Camden
Town Hall, Judd Street, London WC1H 8ND

12th December

Dear Ms Ampoma,

The owner of the first floor flat at Baytree Lodge 93 Frognal NW3 6XX, Stefan Ogden, has asked me to send the attached documents to accompany his letter of objection sent yesterday through your online link and as acknowledged by Camden this morning (see copy in blue below).

Please look at the attached "before-after" PDF file and you'll see by switching between the two images you can see the effect of the proposed infill when so close to Mr Ogden's building and windows. His windows are half the distance away from where this photo was taken.

The overlay to the submitted architects drawing makes the changes much clearer.

On the opposite side of the building the large infill extension will also harm the surrounding Conservation Area by turning a clearly articulated group of smaller volumes into a single large box.

Yours sincerely,

Jonathan Freegard

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[From: <planning@camden.gov.uk>](mailto:planning@camden.gov.uk)
[Date: 12 December 2014 at 12:57](#)
[Subject: Comments on 2014/7160/P have been received by the council.](#)
[To: stefan.ogden@gmail.com](mailto:stefan.ogden@gmail.com)

Dear Ms Ampoma,

I am the owner of the first floor flat at Baytree Lodge which has windows to a kitchen and bedroom facing the application site.

I wish to object to this planning application as I believe it will adversely affect both the daylight, privacy and general aspect to my south-facing rooms.

These two houses at 7 & 8 Oak Hill Park Mews are already overbearing when viewed from my flat (I will ask my architect to send you some photos) and they have rooms at a distance of less than 9m facing my main bedroom window.

This distance means you can see everything the other person is doing and I understand, is a much closer distance than is allowed.

I think the original development would never be allowed under present planning rules.

No.8 has already been extended with a 2nd floor extension added following planning consent in 2004. This was deliberately set back to ensure that the daylight to Baytree Lodge to the north was not affected.

I understand that the daylighting rules require the successive effect of such extensions to be taken into account and not just that of the currently proposed incremental increase.

With the adjacent walls of Baytree Lodge to the east and the overhanging tree to the west, this building already completely dominates the skyline from these windows as the attached photos show.

Please come and see for yourself.

It leaves just a small gap between it and the much older south wing of Baytree Lodge as can be seen from the attached photos.

The proposal also include two new larger windows with low sill height to replace the present slot windows that are above eye level on the second floor.

The proposals will harm both my property, my privacy, the neighbouring flats and the surrounding Conservation Area by turning a series of smaller volumes into a single large box.

The photo from the north in the Design and Access Statement does not show the corresponding view of the proposal.

I therefore attach my own interpretation of what the elevational drawings show on the same PDF as the existing so the change can be easily seen by jumping between the two.

The left-hand side of the second floor of No.8 is being filled in and brought forward so as to cut out the main piece of visible sky visible from my windows that are much closer than this view.

There is no daylight study attached to the application to show the effect on my windows and those of the habitable rooms at ground floor level (Flat No.93) nor of the accumulative effect of the successive extensions.

The drawings submitted with the application are inadequate for showing the proposals in context.

Those labelled 'sections' have no obvious heavier section lines or shading to show what is in section with all lines shown at the same weight whether in section or elevation.

They also fail to show the adjacent walls and windows of Bay Tree Lodge. Nor do they show the dotted outline of the existing section (such as on section BB) so that a comparison can readily be made.

The existing section BB is taken at its largest point just missing the recess next to No.7 so that the apparent change is minimised.

I attach an extended east elevation to correct this.

The Planning Statement makes much of the fact that the planning inspector at the recent Appeal did not specifically state his objection to the 2nd floor extensions.

It is clear that the whole added 3rd floor extension was so overbearing in conception that the minor in-fill extensions at 2nd floor level were by contrast not given the same attention.

The absence of specific comment does not imply approval or acceptance of them.

When the previous application was submitted in 2012 you consulted over 30 nearby properties affected by the proposals: I cannot see on your website who has been consulted this time but trust that a similar circulation has been done.

Yours sincerely

Stefan Ogden

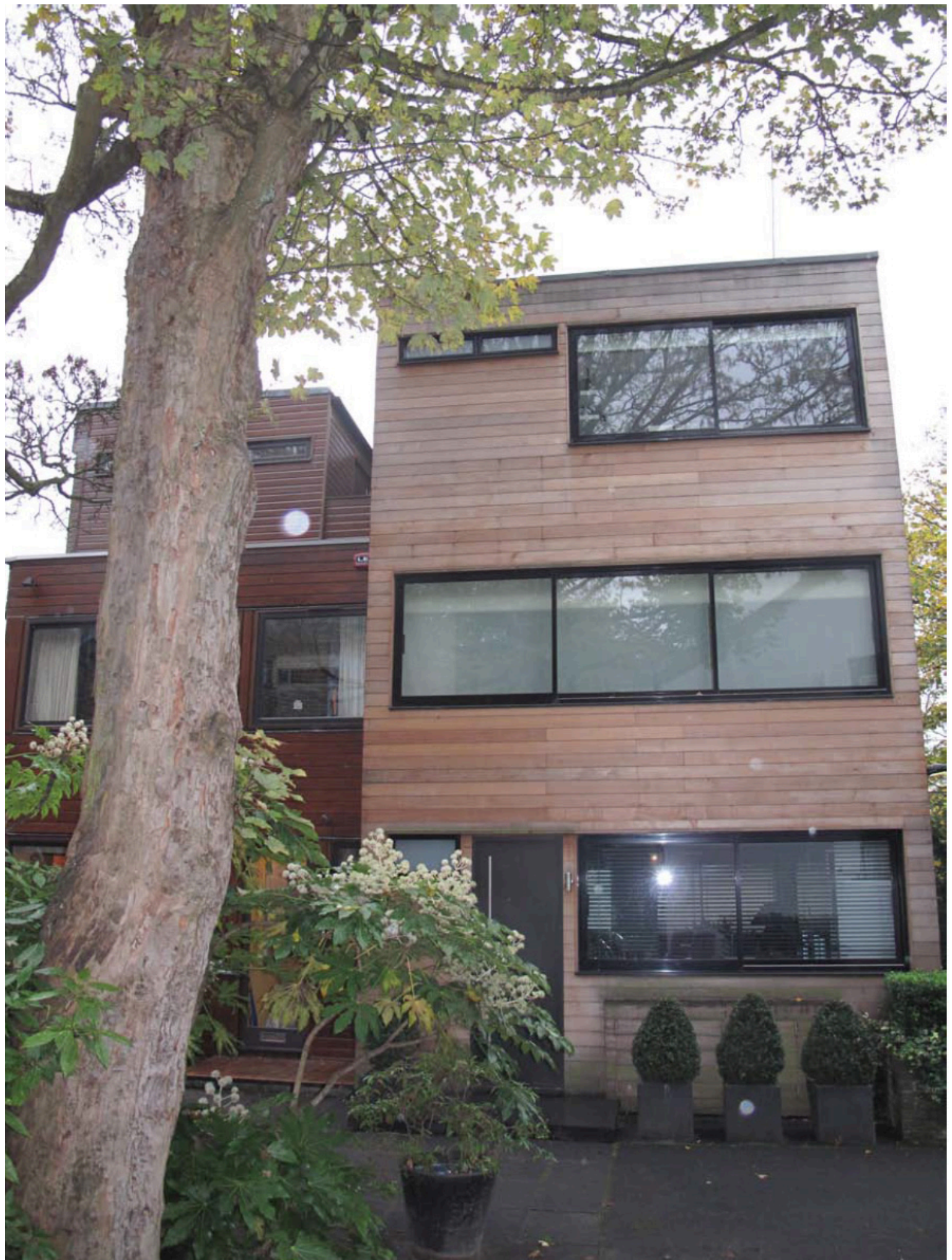
Comments made by Stefan Mark Ogden of 93b Bay Tree Lodge, Frognal, London NW3 6XX

Phone 07507095308

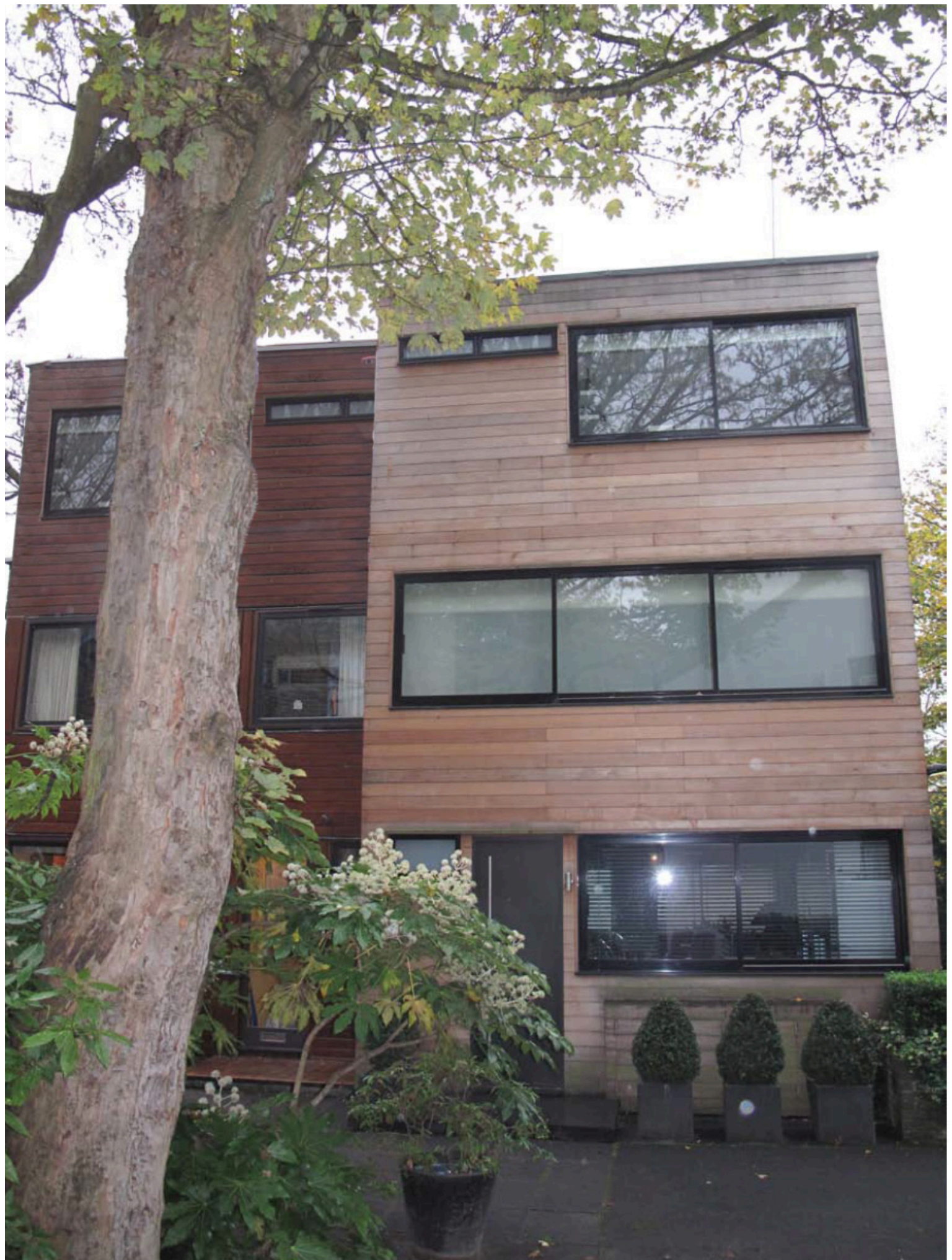
EMail stefan.ogden@gmail.com

Preferred Method of Contact is Email

Comment Type is Objection



North Elevation



North Elevation