

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

11th February 2015

Dear Ms Ampoma,

Further to our meeting on site where I showed you the proximity and overbearing nature of the existing buildings at 7 & 8 Oak Hill Park Mews when viewed from the ground floor windows I have come across this photo of Nos.7 & 8 taken from roof level at Baytree Lodge, 93 Frognal. The whole of the top floor was added after the 2004 planning application and it was clearly stepped back at No.7 to reduce the impact of loss of daylight and sunlight to the habitable rooms only 8m away. If the nearer part of the roof (No.7) is brought forward to the line of No.8 (beyond) it would be very close to the windows at Baytree Lodge that are just out of sight to the right. I pointed out when we met that the windows at Nos. 7 & 8 are half a storey above those at Baytree Lodge at each floor level so the overlooking is already considerable. The replacement of the narrow strip of windows to a bathroom and dressing area with much larger windows with lower sills will exacerbate this overlooking considerably, despite the existence of some windows that are already far too near for opposing habitable rooms.


This revised application, although not increasing the height, greatly increases the sense of enclosure to Baytree Lodge, and should be judged against the situation as it was when first built before the 2004 extension. The view shown in the photomontage I sent, would prior to 2004, have had far more visible sky, and should properly have been altered to show an 'original' view so that the cumulative impact of the previous alteration plus the current proposal (and the increased sense of enclosure that Bay Tree Lodge has already suffered due to incremental development of Oak Hill Park Mews) could be properly assessed.

I hope this is useful for your final deliberations.

Yours sincerely,

Jonathan Freegard

Jonathan Freegard Architects
5 Tredegar Square
London E3 5AD



Cc: "planning@camden.gov.uk" <planning@camden.gov.uk>

Subject: Comments on 2014/7160/P (7 & 8 Oak Hill Park Mews) accompanying documents

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

12th December 2014

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.

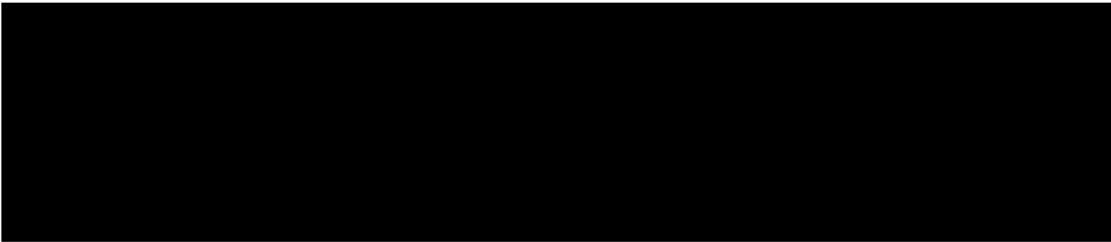
The overlay to the submitted architects drawing makes the changes much clearer.

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

Jonathan Freegard Architects
5 Tredegar Square
London E3 5AD



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 Oeden of 93b Bay Tree Lodge, Frognal, London NW3 6XX](#)



Comment Type is Objection



Mr. Nelson
Camden Council Planning Department

Planning Application for 11 Albert Terrace Mews 014/7709/P

Dear Mr. Nelson,

I write to you to object to the planning application noted above. My objection relates to the basement development. I have no comment in respect of the potential new windows, though I do not find them attractive to look at.

In general my view is that if you live in an ancient city like London, you must accept that the city needs to develop in order to be functional and for that reason I have never objected to a planning application before in spite of the considerable nuisance one has experienced as a result of recent developments in this area.

However there comes a point where the needs of the individual and the concerns of what I will call the wider society clash.

The spread of basements is a point in kind. The point has been made by our local MP Frank Dobson in his support for a recent private members bill that was proposed by Karen Buck MP. In general basements are being built in order to fulfill luxury needs or for pure speculation, not in order to deal with issues of wider importance.

The developments are on doubtful ground from an engineering perspective as the many un-expected issues, which have arisen in this and other London boroughs. As such I am not a fan.

However all these issues are multiplied when you deal with a very constricted area like our mews. The mews has only a single access road, which at the best of times is difficult to negotiate. The traffic plan in place illustrates that we would be suffering from a number of daily visits from reasonably large vehicles to collect about 300 tons of soil and deposit numerous loads of building material. This would make access to our mews difficult for a long period of time, I am guessing 9 months. Apart from the factual issues, I know this is of serious concern from some of the people living here of frail health and with mobility issues.

Similarly the mews would become incredibly unpleasant during that same period due to the dirt, dust and noise we would suffer. A substantial number of residents are retired and our lives would be a misery.

This is based on the assumption that the development did not set a trend and other residents would attempt to do something similar. A prior application from

number 17 was rejected on various ground including access and in my view correctly so.

The Camden Planning Committee did the right thing when it recently rejected the attempt to do work at Quadrant Grove. You will of course be aware of all the reasons why, and I believe the same concerns apply to this case.

A line needs to be drawn in the sand. A mews is a small, constricted environment, that should be supported by a strong social network. To a large degree that is the case in Albert Terrace Mews. It has a certain character in terms of scale and development – this is obvious to everyone when they decide to move here. It is considered a conservation area.

Please conserve the nature of our area by establishing once and for all that it is neither possible, nor practical (or considerate) to extend the scale of housing by increasing the total footage of buildings around here. It would lead to larger houses with ever increasing number of cars, staff, traffic etc and substantially change the character and spirit of the area. That would not be in the interest of people living here, nor of the rest of Camden.

Finally I read in the information provided to the residents

Jesper Groenvold
19 Albert Terrace Mews
NW1 7TA