

Ms Katrine Dean,
Camden Regeneration and
Planning Development Management

London Borough of Camden
Town Hall
Judd Street
London WC1H 8ND

27. January 2015

Dear Ms Katrine Dean,

ian tollady M des.RCA

9 Rosecroft Avenue
Hampstead
London NW3 7QA



Camden planning application ref. 2014/7227/IP - associated ref. 2014/4722/P

I first wish to address the **Design and Access Statement** which contains some patently false statements (*in italics*) and our responses emphasised in **bold**. These were originally refuted in my letter 20.10.2014

Design and access statement

2.0 *'15 Rosecroft Avenue is a small semi-detached house located in the Redington/Frogna Conservation Area. No previous extensions have been undertaken.'*

2.1 In fact an extension 2.6m deep front to back (see photo attachment 1) has already been built at 1st floor level in the order of 30 years back. This was presumably within the 10% of the original construction allowable. It was done in our absence and without our pre-knowledge.

2.2 p.5 of the DES shows 2 photos used to claim precedent for the proposed balcony. Neither of these were legally used as balcony and terrace and what might have been construed as safety barriers have now been removed (see photo attachment 2).

3 **Description of proposed works** *'single storey rear extension, with balcony above'*

3.1 although a balcony is indicated on the (proposed) dwg. plan, the depth (front to back) of the proposed balcony is not stated.

3.2 the intended area of the balcony is ambiguous, as under (10 Materials) it is stated:
'a new decked flat roof over extension'

This would imply the intention of using the whole roof of this extension as balcony

6 **The case for development**

'The existing dwelling previously had a first floor balcony (although now overgrown).'

6.1 as responded to the earlier application, this is not and has never been a balcony, there is a drop of 157cm from the casement window to the surface of the small flat roof*, this is indicated in the side section A-A. *The dimension of this front to back is approx. 825cm, clearly this would not enable use as a balcony. There clearly could not be enabling access for this to be the case (see photo attachment 3)

7 **trees & hedges**

It is stated that there are no trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

7.1 There are 3 'Garrya elliptica' trees of 5m plus within falling distance of proposed development. More importantly, their roots are dangerously close to the Party Fence Wall and the proposed ground floor extension to no.15 (see photo attachment 4)

11 **Explanation for proposed demolition work-** it is stated that *'no demolition necessary'*.

This contradicts the proposals shown in the drawings of the existing and proposed rear elevations, wherein it is evident that substantial demolition would be necessary to achieve

these proposals: specifically, a reinforced concrete beam 49cm D x approx. 22cm W, spanning the whole of this rear facade, together with all of the brick work surrounding the existing casement window. This beam rests upon pad stones, the nearest of which is in the 9" Party Wall, sitting on the innermost brick. This leaves only the width of one brick to the outer, into which the Sarnafil membrane (up-stand flashing of our terrace) is installed. This is a specialist material and installation which would be expensive to restore if disturbed ((see photo attachment 5)

□□We have no objection to the ground floor extension, but would comment that this would be a significant added volume to this property , at the same time occupying approx.25% of the present garden area.□□

Of further note in this respect- at present, rainwater from the small flat roof of no.15 falls onto the steps to the garden, there is no soak-away and consequently the Party Wall is subjected to excessive damp (see photo attachment 6). There is no gully to the rear of this property, if the proposed ground floor extension were to be built, the only means of drainage from the roof would be a soak-away. However, building regs. require that 'a soak-away should not be within 5m of a building or 2.5m of a boundary'; given the garden size, possible compliance is questionable.

We do have concerns related to the proposed balcony :□□

1 The ambiguity of the front to back dimension of the proposed balcony, as described above- □□ constrained to the existing flat roof + parapet, this would be in the order of 1350cm. We are concerned that the above ambiguity, unless clearly stipulated, would enable a further occupation of this ground floor roof area.□□To obviate this, there would need to be a pronounced drop from the balcony to roof of the ground floor extension, or a pronounced fall on the roof of this extension; from the Section dwg. A-A there is clearly room height available to do this. The position and design of the balcony 'balustrade' has not been specified, both of these specifications are needed to remove this ambiguity.□

□2 the proximity of the proposed balcony to our own raises a number of concerns:□□

2.1 normal conversation would be audible and therefore an invasion of privacy□□

2.2 the 'privacy screen' , which is of unspecified design, would need to be in the order of 1400cm W to provide visual privacy; this would curtail the evening sunshine and sunsets which we appreciate in summer.□□

2.3 the discomfort and dirt from the demolition and construction at 1. Floor level taking place within 1m of our own living accommodation'

3 As final a point: site plan information needs to clearly show party wall line and party garden wall lines, together with kick back in the wall etc. so that these can be properly understood with the development proposal. There are few notes on the drawings, so the design statement should provide this greater clarity.

Original history of these two properties: no.9 Rosecroft Avenue and the adjoining no.15 were originally relatively small scale carriage/service properties, built for and serving the much larger houses on each side - no.9 as garages and chauffeur's quarters serving no.7 and no.15 (originally 11a) serving no.11 as stable and groom's accommodation. The present fenestration and entrance details of no.15 are a pastiche of Regency style applied when this property was converted in 1969.

We would welcome a site visit if this would be helpful.
Yours sincerely,

Ian Tollady

Dike, Darlene

From: Gong, Yuyao
Sent: 20 February 2015 14:43
To: Planning
Subject: FW: Camden planning application ref. 2014/7227/P - associated ref. 2014/4722/P previously mailed to Katrine Dean 30. January 2015
Attachments: planresponse152.odt

Dear Sir/Madam,

This is a comment for the application above.

Could you add it onto the system please?

Thank you.

Kind regards,

Yuyao Gong
Planning Officer

Regeneration and Planning
Culture and Environment
London Borough of Camden
2nd Floor, 5 Pancras Square, London, N1C 4AG
Tel: 02079743829
Web: www.camden.gov.uk

Please consider the environment before printing this email.

From: Ian Tollady [REDACTED]
Sent: 16 February 2015 16:37
To: Gong, Yuyao
Subject: Fwd: Camden planning application ref. 2014/7227/P - associated ref. 2014/4722/P previously mailed to Katrine Dean 30. January 2015

Dear ms Yuyao Gong, please open the attached PDF in which are comments on the above.

Thank you. Yours sincerely, Ian Tollady [REDACTED]

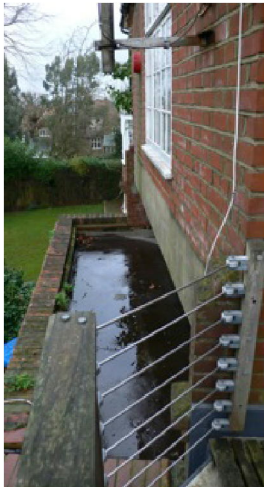


photo 1 no. 15 rear extension photo 2 shows that neighbouring balcony and terrace photo 3 this referred to as 'balcony'
(which were illegal) have been removed in application is clearly not so.

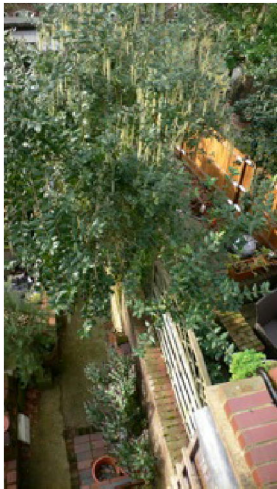


photo 4 flashing to no.9

photo 5 trees

photo 6 no.15 rainwater down-pipe without gully or soak-away