

90 Frognal
London NW3 6XB

Dear Mr Peres Da Costa,

27 February 2015

Application Ref: 2014/7696/P 94 Frognal

I understand that the closing date to comment on this retrospective planning application is the 5.3.15. My parents and sister are also effected neighbours and are listed on your website as such, so we are all rather surprised that none of us received a letter of notification of the revised application that was apparently sent out on the 6.2.15. Maybe you should check with the other neighbours on your list to see if they failed to receive it too.

I'm not sure how familiar you are with our case. I have attached a few pertinent bits of correspondence which I'm sure you already have. When David Glasgow came to our house he took some photographs, and I sent some with my initial enforcement complaint, but can send some more if you need them. I did actually speak to you way back in September when it was becoming apparent that there was a problem.

As I'm sure you know, our neighbours have built their garden room without following their original application. (When we first saw the plans for it we weren't very happy about it, but didn't want to be difficult neighbours!) It is not only closer to us but all 3 dimensions are significantly larger than were granted permission for. I can't actually open some of the related documents of their new planning application, but do note that our party wall has been conveniently been omitted from the newly submitted drawings!

We are really unhappy about this building. It is visible from almost every window of our house and looms over our garden. Not only is it huge and ugly, but the...

----- Original Message -----

Subject: RE: Planning enforcement at 94 Frognal

From: "Glasgow, David" [REDACTED]

Date: Wed, November 19, 2014 3:19 pm

Hi Sasha,

Apologies for the lack of updates. A site inspector visited the site and measured the building and found that that the garden room as built measures 5.16 wide X 4.13 deep X 3.17 height. The approved plans show the dimensions should be 4m X 3m X 2.47m high.

I have written to the owner and architect who submitted the recent planning applications and hope to meet them on site this week to see for myself. I will update you again once I've seen it on site and discussed options with them.

Regards,

David Glasgow
Senior Planning Officer

From: [REDACTED]
Sent: 19 November 2014 15:03
To: Glasgow, David
Cc: Richard Savage; Marcus Linell
Subject: Planning enforcement at 94 Frognal

Dear Mr Glasgow,

I believe it is you who is now dealing with my father's and my complaints. I hope that you have received all the relevant letters and photographs.

It has now been over 8 weeks since we made an enforcement complaint (Ref. 9667638) and we have still heard nothing from the planning department.

Would you like me to send any further details?

I look forward to hearing from you.

Yours sincerely,

Sasha Savage

8.10.14

Dear Mr Curry,

I am writing from number 90 Frognal regarding the complaint we made over two weeks ago regarding the garden room that has been built at 94 Frognal. Please see below. Beyond an automated acknowledgement of receipt we have heard nothing from you, so I was glad to see that you have responded to my father, Marcus Linell (of 88 Frognal), who has also written to Camden planning. He has forwarded your response on to us.

Since we made the enforcement complaint, the building has now been completed, I think. It is huge and ugly. Not 'modest' by any means. The window on the south side looks straight over our garden, and as you know, into my disabled sister's bedroom, which my parents are understandably very unhappy and concerned about. We can see into their garden room and note that their sink is under the window so presumably when they are doing their washing up they will be staring straight at us. Please see attached photos. As you will see at the site visit we have a large vegetable garden, directly under their new window, where I spend much of my time.

We have been reading all the planning information on your website. The following is an extract from the Officer Delegated Report:

Garden room:

A modest garden structure is proposed for the SE corner of the site. Due to the way in which the site has historically been divided, the existing garden is 'L' shaped. The proposed garden room would be tucked away as far from the house as possible and would not be visible in the context of the listed building due to its size, position and the extent of soft landscaping, thus causing no harm to its setting.

The building is 4m x 3m in plan and clad in vertical boards of western red cedar cladding with dark grey aluminium bi-fold doors and window.

Due to the shape of the garden the proposed structure will be located directly adjacent to the boundaries with the gardens of 1a Frognal Gardens and 94a Frognal. What about us?! An existing structure is located at the western end of the garden to no.1a and the proposed garden room will rise no higher than the parapet of this structure.

The building will also be sufficiently far removed from 94a Frognal Gardens so as to cause no harm to its setting. In my view this proposal is acceptable and would not detract from the character and appearance of the Hampstead Conservation Area.

Amenity:

The garden room would be positioned far away from neighbouring properties. To the rear of the proposed garden room is an outbuilding of the neighbouring property (1A Frognal Gardens). It would therefore not affect neighbouring occupiers' daylight and sunlight. The bi-folding glazed doors would face the garden and a window in the side elevation would face towards the high brick boundary between the subject property and the garden of 88-90 Frognal. Therefore there would be no loss of privacy to neighbouring properties. This is obviously not true.

The most immediate concern of the report seems to be that the owners of 94 Frognal cannot see their own new building - lucky them! It is very very visible for us, and will become increasingly so as autumn progresses. And why has 12b Church Row, my sister's address, not been mentioned considering the party wall is under 10m from her bedroom (not 'far away' in anybody's book) and she is the nearest neighbour to the garden room by some margin.

Yesterday we measured the exact distance the garden room is from our party wall, and it is 1.73m away, not the 2.10m in the plans. This and the building's height is perhaps why they are overlooking us.

As you can tell, we are very upset by this.

We'd be grateful for your urgent attention to this matter.

Best wishes

Sasha and Richard Savage

<i>Received on</i>	22/09/2014
<i>Form reference</i>	9667638

Hello, I spoke to David Peres Da Costa this morning about building works being done at 94 Frognal planning application 2014/0559/P. They are my neighbours on our north side and they are building a garden room in the back corner of their garden. It appears from the plans that it should be about 1.9 - 2 m from our party wall, which it is not, and that it should not extend above the top of our wall. It is at least 1.5 m above the line of our wall and the window therefore looks into our garden and the building is very visible indeed. We are not very happy about this and would like to organise a site visit. Thank you for your help