

6 Hilltop Road
London
NW6 2PY

10 March 2015

planning@camden.gov.uk

Application Numbers 2013/7792/P 2013/7801/P

Ms Jenna Litherland.
Regeneration and Planning Dept.,
London Borough of Camden ,
Judd Street,
WC1H 8ND

Dear Ms Litherland

No. 5 Hilltop Road, London NW6 2QA Erection of 2 x single storey side and rear extension and 1 x single storey rear extension

I write to protest about this application for proposed works at the above address on the following grounds.

Number 5 Hilltop Road was sold with the agreement that it would stay as a single home. Mr Golesorkhi has converted the home into 2 flats, ground and 1st floor maisonette and 2nd floor flat. How can this be possible? We note Camden is charging separate council tax on both – how is this possible?

This “conversion” means that the application for a Certificate ought to be rejected by Camden, since the Permitted Development for rear extensions does not apply in law to any building consisting of one or more flats.

The plans show that the extension is supposed to be added onto an existing fairly shallow extension but there are no accurate measurements. We need to see accurate drawings with the correct measurements. If the position of the rear wall has been exaggerated, the effect is to create a new extension which would be deeper than the permitted depth of 4 metres from the existing (actual) rear wall.

No 7 Hilltop Road

Mr Golesorkhi. is applying for two side and rear extensions, one of each side of the existing shallow extension at the rear of No. 7. Again we need to see accurate plans. The effect is to create a large new rear extension across the full width of the house, when the maximum permitted extension must not exceed ½ the width of the house (Condition A.1(h)).

The proposed plan is unclear as to what happens to the existing rear extension which has 2 side walls and a rear wall. The plan shows that one side wall and the rear wall are both being removed. That means, we believe, that the whole of existing rear extension is going to be demolished. It follows that anything which is added/built above the new extensions would (a) create a rear extension with 2 storeys, and extend beyond 3 metres from the rear wall at every point (Condition A1(f)) and (b)

involve the construction of a veranda, balcony or raised platform (offending against Condition A.1(i)(i)).

The new extensions will involve the alteration or replacement of a soil and vent pipe, which are not shown on the application plans (offending against Condition A1(i)(iii)).

Yours faithfully

Elizabeth Rollo-Walker