

9 March 2015

Duran Z Ross
Flat 4
9 Hilltop Road
London
NW6 2QA

Ms Jenna Litherland
Camden Regeneration and Planning Dept.
Town Hall
Judd Street
WC1H 8ND

By E-mail and Post

Dear Ms Litherland

Applications Nos 2013/7792/P and 2013/7801/P
Nos 5 and 7 Hilltop Road

I write to object to the two abovementioned planning applications.

No. 5:

The owner has converted No. 5 into 2 flats, a ground and 1st floor flat and 2nd floor flat. That means that the application for a Certificate ought to be rejected by Camden since the Permitted Development for a rear extension does not apply in law to any building consisting of one or more flats.

In addition, the plans show that the extension is supposed to be added onto an existing fairly shallow extension, but I think that the plans may exaggerate how deep that existing extension really is: the only people who can - and should - check are Camden's Planning Department. (The existing shallow extension is shown as being 2.00 m, so far as we can judge.) 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:

This is a single unit house. So, the regulations for a Permitted Development could apply. However, I think that the owner may be exaggerating the depth of the existing shallow rear extension (the application plans show 2.75 metres). If so, then what he is really doing will be to create:

- a. a new rear extension onto the existing shallow one;
- b. 2 rear and side extensions on either side of the rear extension; and
- c. 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 $\frac{1}{2}$ the width of the house (Condition A.1(h)).

The proposed plan is also unclear as to what happens to the existing rear extension which has 2 side wall 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 (offending against Condition A1(f)); and
- b. involve the construction of a veranda, balcony or raised platform (offending against Condition A.1(i)(i)).

In any event, 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 sincerely

A black rectangular redaction box covering the signature of the sender.

Duran Ross