

No 7 Hilltop Road:

The property developer is applying for two side and rear extensions, one seemingly on each side of the existing shallow extension to the rear of No 7.

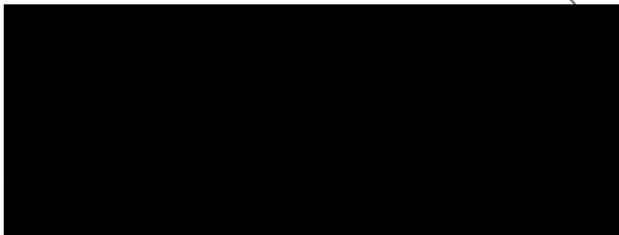
Again, I am extremely concerned that the applicant may be exaggerating the depth of the existing shallow rear extension (the application plans show a purported depth of 2.75 metres). If so, then what he is really doing will be to create:

- a. A new rear extension onto the existing shallow one
- b. Two rear and side extensions, one on either side of the rear extension.
- c. The effect of this is to create a large new rear extension across the full width of the house, when the maximum permitted extension must not exceed half 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 two side walls and a rear wall. The plan shows that one side wall and the rear wall are both being removed. That means 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)).

Again, the revised drawings do not show where relevant chimneys, pipes and flues are for the purpose of satisfying Condition A1 (i) (i). These are highly relevant details for the planning authority to know before granting a Certificate. These new extensions will also 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)).

In the above circumstances it is imperative for Camden not to give Certificates of Permitted Development to this property developer and landlord. It is high time for this developer to stop, and to come clean with his intentions for what were once beautiful Edwardian homes.



3 HILLTOP ROAD
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9 March 2015

Dear Ms Litherland

The Further Revisions of the Application for Certificates of Permitted Development at Nos 5 & 7 Hilltop Road

Application by Mr N Golesorkhi: Nos 2013/7792/P & 2013/7801/P

Yet again I strongly object to the revised applications, for several reasons given below and which have just been notified. Mr Golesorkhi has repeatedly submitted a stream of applications - all of which have been refused. One led to enforcement action against him, requiring him to demolish his large half-built extensions which breached numerous conditions for permitted development under Schedule 2 (as substituted by the 2008 Order.) This has proved particularly stressful for me as I work from home in the garden and overlook the rear of both these houses. As do other neighbours who live in the Swiss Cottage Conservation Area. We are united in asking you to refuse the 2013 Applications and any more such applications.

These new revised applications and plans should be refused by Camden Council because they do not comply with the statutory conditions for Permitted Development in relation to 5 & 7 Hilltop Road.

No 5 Hilltop Road:

I was extremely surprised to learn that Mr Golesorkhi, an experienced property developer and landlord, has apparently chosen not to alert your department that No 5 Hilltop Rd is now two flats: a ground floor and first floor maisonette and a second floor flat. (Camden Council tax ref nos 5174006 and 5174065). This means that any proposed development cannot, as a matter of law, now be eligible for permitted development as the application applies to a dwelling house and not any building consisting of one or more flats.

I have looked at what Mr Golesorkhi proposes and cannot understand how he has arrived at the measurements and it appears that he may have exaggerated the depth of the existing extension. This needs to be checked and independently verified.

I also notice that the revised plans do not show properly what is to happen to the remainder of the existing shallow extension, and how they are to be joined together. This is an important omission and Camden, as the planning authority, should not consider the application for a certificate of permitted development as is currently proposed by the drawings. Furthermore, the revised drawings still don't show where relevant chimneys, pipes and flues are for the purpose of complying with Condition A1 (i) (i). These details are crucial and relevant and no Certificate can be properly issued by a planning authority without them.