



Comments Form

Name..... RICHARD STEPHEN BEST.....

Address..... 24 WEST END LANE, LONDON NW6 4PA.....

Email address.....

Telephone number..... [REDACTED].....

Planning application number..... 2015/1921/P.....

Planning application address..... FLAT A, 10 QUEX ROAD, LONDON NW6 4PL.....

I support the application (please state reasons below)
I object to the application (please state reasons below)

Your comments

PLEASE SEE ATTACHED
LETTER,
DATED 2ND MAY 2015

Please continue on extra sheets if you wish

RICHARD STEPHEN BEST
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LONDON NW6 4PA

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To: Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Date: 2nd May 2015

Dear Sir/Madam,

Planning Application Consultation
Application Reference: 2015/1921/P
Address: Flat A, 10 Quex Road, London NW6 4PL

My comments/objection to the proposed extension are based on how it might affect No. 8 Quex Road and I ask that you kindly take the following into account:

1. The plans available on the website are not detailed enough to show how the flat roof will be drained of rainwater. It appears that there will be a low parapet wall around the roof and I would expect that the roof will be drained through this at the east side. Please make sure that this is the case and also that there will be no gutters, fascias etc. protruding beyond the party line of 10 Quex Road and 8 Quex Road.
2. There are large windows on the first floor above the proposed flat roof, which could give access to it. There should be a provision that the roof will never be used as a balcony or amenity (whether there are skylights or not), as otherwise the rear of 8 Quex Road would be closely overlooked.
3. It is proposed that the westerly side wall of the extension will be hard against the boundary with 8 Quex Road. For this to be so, part of the present party garden wall would have to be demolished. The land and building at 8 Quex Road and the remaining garden wall would have to be made good. The brickwork of the (west) side of the extension should be made of old stock bricks and in a way that matches that of the remaining old garden wall.

The proposal should not prevent the owners at 8 Quex from building a similar extension in the future, with a side wall hard on the boundary with 10 Quex Road. This would result in the side walls of both extensions being contiguous. There should be a provision that in this case neither the planning authorities nor the present and future owners at 10 Quex Road would object because of this. Furthermore, in this case, there would have to be twice-weathered capping on the resulting double wall and vertical pointing at the front seam. There should be a provision that the present and future owners at 10 Quex Road would co-operate in the undertaking of this work and pay half the costs.

Yours faithfully,



Richard Best
Owner of 8 Quex Road, NW6 4PL