

[REDACTED]

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**From:** Nina Ruff [REDACTED]  
**Sent:** 05 June 2015 18:38  
**To:** Tulloch, Rob  
**Cc:** gibhug@hotmail.com  
**Subject:** Objections, Planning Application 2015/1381/P  
**Attachments:** Scan0001.pdf

Dear Rob,

Please find attached a scanned copy of my objections letter written before I was admitted to hospital and re-dated by hand when recently discharged.

I would like to add the following:

Before planning is granted, I think it would be prudent of me to have, before planning is granted, photographic evidence of the condition of my wall from the perspective of 201 Prince of Wales Road, and if damaged this made good. Would this come under the Party Wall Act.

Clarifying Problems..... pt 5. Would this development in itself, cause me further restrictions for any plans I might have in the future to extend my property upwards. If so what might this be?

Addition Aesthetics.....pt 5. Are there any penalties/ compensation if the build overruns a set completion date; if this exists.

Please forward this e-mail to Marcel Scheiner because I have not got his e-mail address, and please confirm that this has been done:

The rampant ivy on his side of the adjoining wall is, for the first time entirely obscuring my front surveillance camera. For obvious reasons, I would appreciate if this could be cut back immediately or to give me the go ahead to get estimates for a professional/handyman to do this, as it is inaccessible for me to do.

Squatters have moved back into the property.

As you will see I have CC'd Hugh Gibson who, no doubt, will forward this email to the other interested parties.

I look forward to hearing from you,

Sincerely,

Nina

**Objections to submitted plan reference 2015/1381/P**

**62 Haverstock Hill and 2010 Prince of Wales Road**

**submitted by Ms Nina Ruff, owner and resident**

**of 200 Prince of Wales Road**

*April June 5<sup>th</sup>, 2015*

**Problems with the Plans**

- 1) The plan does not take into account the four panel full length glass doors which lead onto my balcony and patio, which are also not in the plans. The planner Mr Rob Tulloch said that this omission will result in the plans having to be re-written, and might have implications for the Sun/Day Light Report commissioned by the developer.
- 2) The plan seems not to take into account when facing my house to the right, a small wall in the centre of which is a drain leading to the roof. It would therefore be impossible for the developer to build right up to my window. I would need detailed measurements of this part of the plan.
- 3) Mr Tulloch thought there might be a problem with a window to the right, on the first floor, of the development re Sun/Daylight Report.
- 4) I would like to have the measurements of the two walls, front and back of my property, and how much taller the proposed walls of the development will be, from my existing walls. Also what is the measurement for the highest part of the proposal in connection with the highest point of my property. Please use Design and Access Statement visuals.
- 5) Would this development, in itself be, detrimental to any future plans I might have to extend my property upwards.

**Subsidence**

- 1) Floods in Camden, Flood Scrutiny Panel 2003, Secondary locations of surface Water Flood Risk, includes Prince of Wales Road.
- 2) Unclear the depth and width of semi sunken ground level flat proposed for development, and whether flush to my property. Need clear plans.
- 3) My property is at the top of a sloping hill which the development, in excavations going downwards could affect my foundations.
- 4) Independent professional to see Impact Assessment Report conducted by external structural engineer
- 5) Assurances to see insurance cover of developer.

**Aesthetics/ Building Regulations**

- 1) Unclear how two tone bricks, 'yellow' and 'red' will be used.
- 2) Details of sound proofing of development. Details max level of sound during work time.
- 3) Making good any damage or repainting of exterior due to dust. Windows and roof cleaned when development completed, compensation for plants
- 4) Info how utilities managed during build
- 5) Set time for completion as agreed by developer