

PLANNING APPLICATION FOR:-

5 HERMIT PLACE, LONDON NW6 4BZ

APPLICATION NO. 2015/2171/P
CONTACT: ROBERT TULLOCH
TEL NO.:- 020 7974 2516

CONSIDERATIONS:-

1. **PURELY TECHNICAL**... the houses referred to, in Priory Road as "No.1 & No.2" should be corrected to "No.1 & No.3".

2. **REAL ISSUES:-**
 - A. **Conservation area:** No.1 & No.3 are part of a conservation area. What is the status of the garage?
 - B. **Privacy:** The principal feature of the gardens of both No.1&3 is that they are gloriously private. Anything that allows an increase in invasion of our space (windows overlooking/terraces that overlook etc.) would be detrimental to our quality of life and to the value of the properties.
 - C. **Problems with the proposed building:-**
 - **MEZZANINE/PEAKED ROOF:** The second storey with the peaked roof will considerably cut down the sight lines from both houses, but from No.1 in particular. It will cut down light in the garden of No.3. It is our view that this will be the major obstacle. The roof should not be higher than the current garage walls. The sight line drawn in the pre-application document (P20) shows that the roof does not impede vision from about 18" above the base of the basement door. A more correct drawing would show the loss of sight from the first floor window, where the view is significantly reduced by the proposed plan. ie the top floor should not be allowed.
 - **WALLS:** It is not clear, from the drawings, what will become of the walls that currently exist, that abut onto our gardens. Will they be left intact? Replaced? If so by what? Will there be windows that overlook our space? It is not clear from the drawings. We need clarification.
 - **TREES** there are 2 trees that are called into question, where the developers want to drastically reduce their size in order to reduce overhang of the branches. In No.1 there is a flowering cherry tree (not Apple as stated in the submitted documents), and in No.3, there is a Tree of Heaven, of the Acacia family (not an Oak, as stated in the submitted documents). No.1 can answer for their tree, but the Acacia in No.3 is a magnificent tree, with a preservation order on it. It is in good health, and is extensively pruned every 4-5 years to keep it that

way. It is a major feature of the local landscape, and much liked. The proposal is to severely reduce its size, so that it does not interfere with the new building. This would involve reducing it on the SW side, which would unbalance the tree. The excavation of the basement would most probably involve cutting through major roots of the tree, again on the SW side. Given that the prevailing wind in the UK is from the SW, and that the tree would have very little support from that side, and that there would be an imbalance in the branches above, this would seriously increase the possibility of the tree becoming a victim of a gale, and collapsing onto Nos.1&3. Also, any reduction in its height would seriously reduce its aesthetic benefits to the area.

- Aesthetically, the proposed building does not fit well with the surrounding buildings, but this is a lesser consideration, as we won't actually have to look at the façade.

3. CONCLUSIONS:

- We are not against the development as such, provided that the mezzanine/peaked roof is removed, the current walls remain as they are, and cover our view of the new building, and the trees remain untouched.

MR. A.A.RAY

MRS. S.S.RAY

ADDRESS: 3, PRIORY ROAD, LONDON NW6 4NN
TEL: 
EMAIL: 

Gentet, Matthias

From: [REDACTED]
Sent: 21 July 2015 16:48
To: Planning
Cc: elizabeth stott
Subject: APPLICATION REF: 2015/2171/P. 5 HERMIT PLACE, LONDON NW6 4BZ
Attachments: Scan 11.jpeg; HERMIT PLACE.docx

FAO. ROB TULLOCH.

Dear Mr.Tulloch,

Please find attached two documents relevant to this planning application, which are self explanatory.

I am also sending hard copies to you by post.

We look forward to Camden's response.

Regards,

Anthony Ray

Comments Form

Name..... ANTHONY + SUSANNA RAY.....

Address... 3. PRIORITY ROAD, LONDON. NW6 4NN.....

Email address... [REDACTED].....

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

Planning application number... 2015/2171/P.....

Planning application address... 5 HERMIT PLACE, LONDON. NW6 4BZ.....

I support the application (please state reasons below)

I object to the application (please state reasons below)

Your comments

PLEASE SEE TWO ATTACHED SHEETS

Please continue on extra sheets if you wish