



### Comments Form

Name.....*HELGA BALSTERHOLT*.....  
Address.....*Flat B, 7 Edis Street, London NW1 8LG*.....  
Email address..........  
Telephone number..........  
Planning application number...*2015/3639/P/Neur*.....  
Planning application address...*Flat C, 7 Edis St, NW1, 8LG*.....

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

Your comments

*Please see attached letter.*

Please continue on extra sheets if you wish

Stefan Tribe  
for and behalf of Helga Balsterholt  
Flat B, 7 Edis Street  
London NW1 8LG

28 July 2015

**Regeneration & Planning Development Management**  
London Borough of Camden Town Hall  
Judd Street  
London  
WC1H 8ND

**REF: Case no: 2015/3639/P**

**FAO: Darlene Dike / Camden Duty Planning Officer**

Dear Sir/Madam

Please see the following in response to the recent planning application logged in relation to alterations to the rear terrace of no. 7 Edis Street NW1 8LG.

The drawings in this planning application contain **major inaccuracies**.

In existing drawing 0606-20-01, the first floor plan (labelled "Section A") has an area labelled 'ground floor patio'. This area is **in fact** a glazed roof belonging to ground floor Flat B, glazing in a habitable room below, which forms part of ground floor flat B. This has been the case for around 5 years. Details are available in App no: 2011/0313/P, granted approval by Camden in 2011.

This major omission from the drawings suggests that a site visit has not been undertaken, either by the applicant or by Camden. Why did Camden validate this application without first fact checking the base information? We insist that this incorrect base information be superseded by a new, factually correct set of drawings, in the form of a new planning application. The current drawings should be withdrawn from public record, as they are **factually misleading**.

As it is likely that the proposed screen will block south west and west sunlight from entering the glazed in area of flat B below, a cross section must be drafted to illustrate the likely loss of light to ground floor flat.

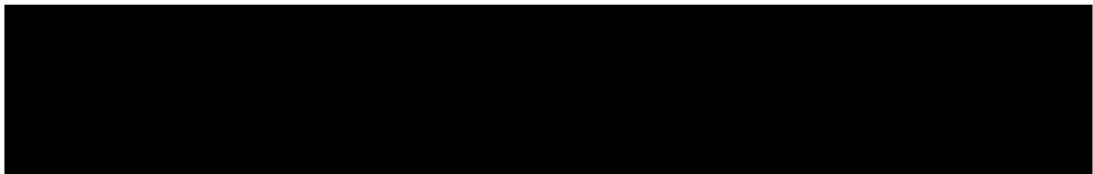
It should also be noted that the pre application advice provided by Philip Niesing is dated 21 September 2007, some 8 years ago. This advice was given four years **prior** to alterations being made to ground floor flat B in 2011. The pre application advice provided is therefore invalid, and should not be given consideration, as site conditions have changed significantly since this time.

Beyond these inaccuracies, we have no objection at present to the proposed conversion of the flat roof to an accessible terrace. However, within the demise of flat B is the glazed in light well as discussed above (app no: 2011/0313/P), of which access to the glazed roof area can only be gained via the flat roof. Access has been granted to flat B leaseholder for 25+ years, and it is essential that **ongoing** access, in perpetuum, be granted to the leaseholder of flat B for ongoing maintenance purposes. Access is essential for cleaning glazed areas, clearing gutters, maintaining flashing details, emergency maintenance, and annual maintenance and inspection of the gas boiler flue.

If approval is eventually met, a condition must be attached (the requirements of which should first be clearly annotated on a new set of **factually correct** planning drawings), that a right of way be granted to the leaseholder of flat B, in perpetuum, in the form of an easement. A deed should be drafted to outline the details of this arrangement. The proposal does not currently, and must not alter the current means of access to the terrace, which is via a half landing window to the rear of the house from the communal staircase. This access route should be clearly annotated on the new set of planning drawings.

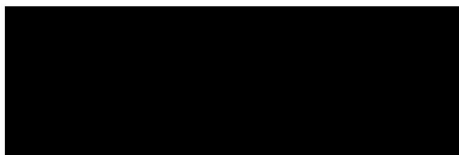
Consideration also needs to be given as to how the flat B glazed roof area is accessed from the flat roof. Details should therefore be submitted outlining how the proposed balustrade and privacy screen allow reasonable access to flat B glazed roof area.

Yours Sincerely



Stefan Tribe BA (Hons) MA RCA ARB Cantab  
(Architect)

for and on behalf of:



Helga Balsterholt  
(Leaseholder Flat B 7 Edis Street)