

**Henry, Genna**

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**From:** Craig, Tessa  
**Sent:** 01 September 2015 14:26  
**To:** Planning  
**Subject:** FW: Plan App Ref:2015/4079/P further concerns - L [REDACTED]

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[REDACTED]

**From:** Ruth & David Jones [REDACTED]  
**Sent:** 31 August 2015 18:38  
**To:** Craig, Tessa  
**Subject:** Plan App Ref:2015/4079/P further concerns

Dear Tessa

We are pleased to report that we have been able to view/download the comment from 43 Agamemnon since it was posted again on Aug 21st in a different format.

At this point we would like to make a further points for your consideration as follows

There is no mention of extending the loft and we would like further information regarding whether this is planned this since it would have implications for us.

We would like information regarding whether any adjustments are proposed to the height of the floors which could result in possible damage to our property.

We have realised that the proposed ensuite bathroom in the front bedroom will involve a toilet and shower against the party wall and are concerned about noise from a possible shower pump. We would also like information about how the waste would be disposed of since there is currently no provision for this at the front of the house and a macerator would cause vibration and noise.

We have realised that the proposed flat roof extension could also be used as an unofficial roof garden (one of the houses further down Ulysses road and which we can see from our house, has done this), which would mean a loss of privacy and further light should it be fenced and planted. Also there would be noise from this possible new use.

Therefore we feel that the plans are inadequate and wonder whether you would be prepared to make a site visit in order to check out our concerns.

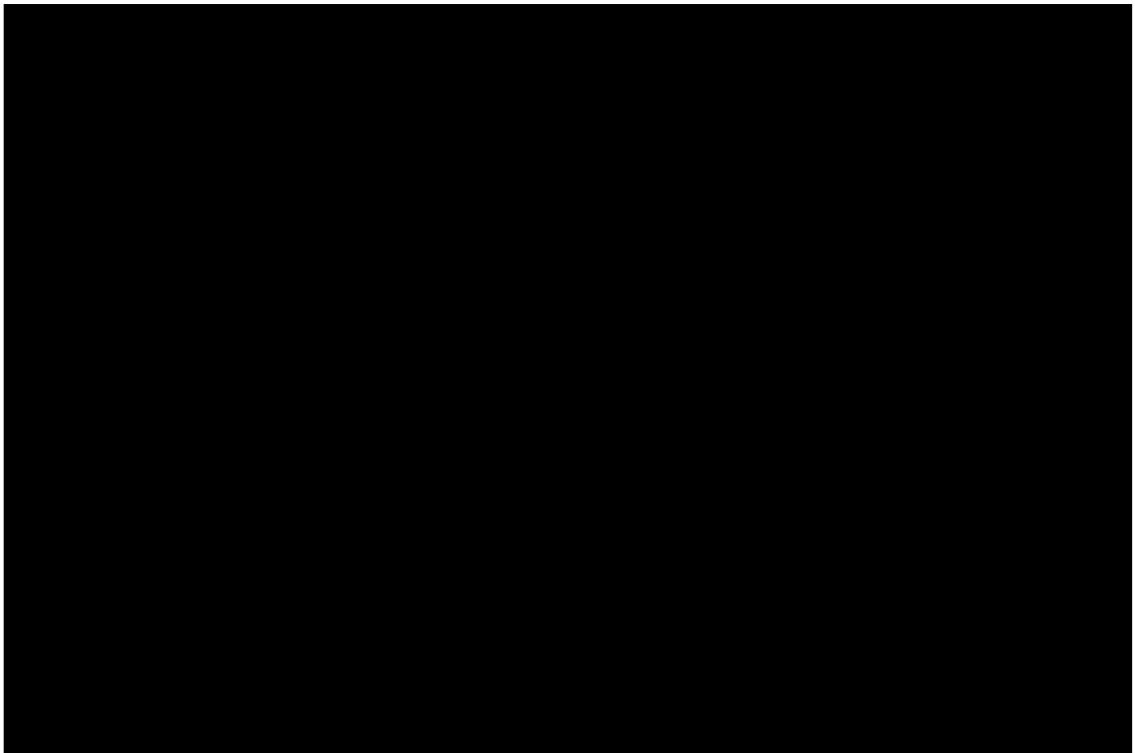
With thanks

David and Ruth Jones

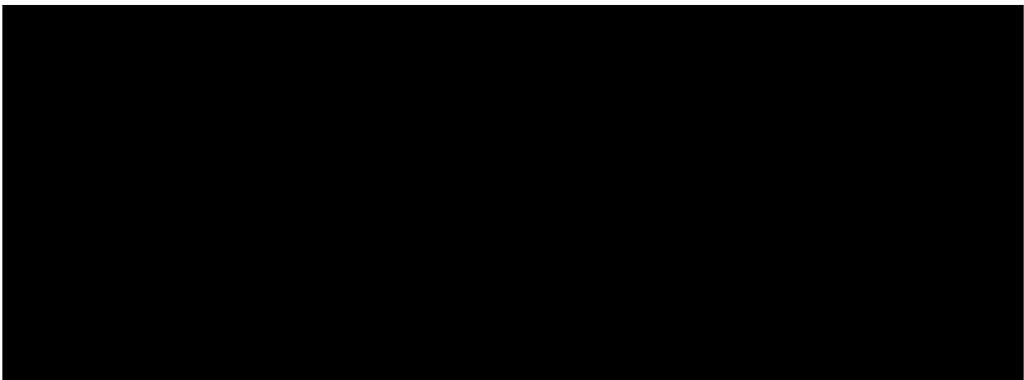
On Thu, Aug 20, 2015 at 11:59 AM, Ruth & David Jones [REDACTED] wrote:

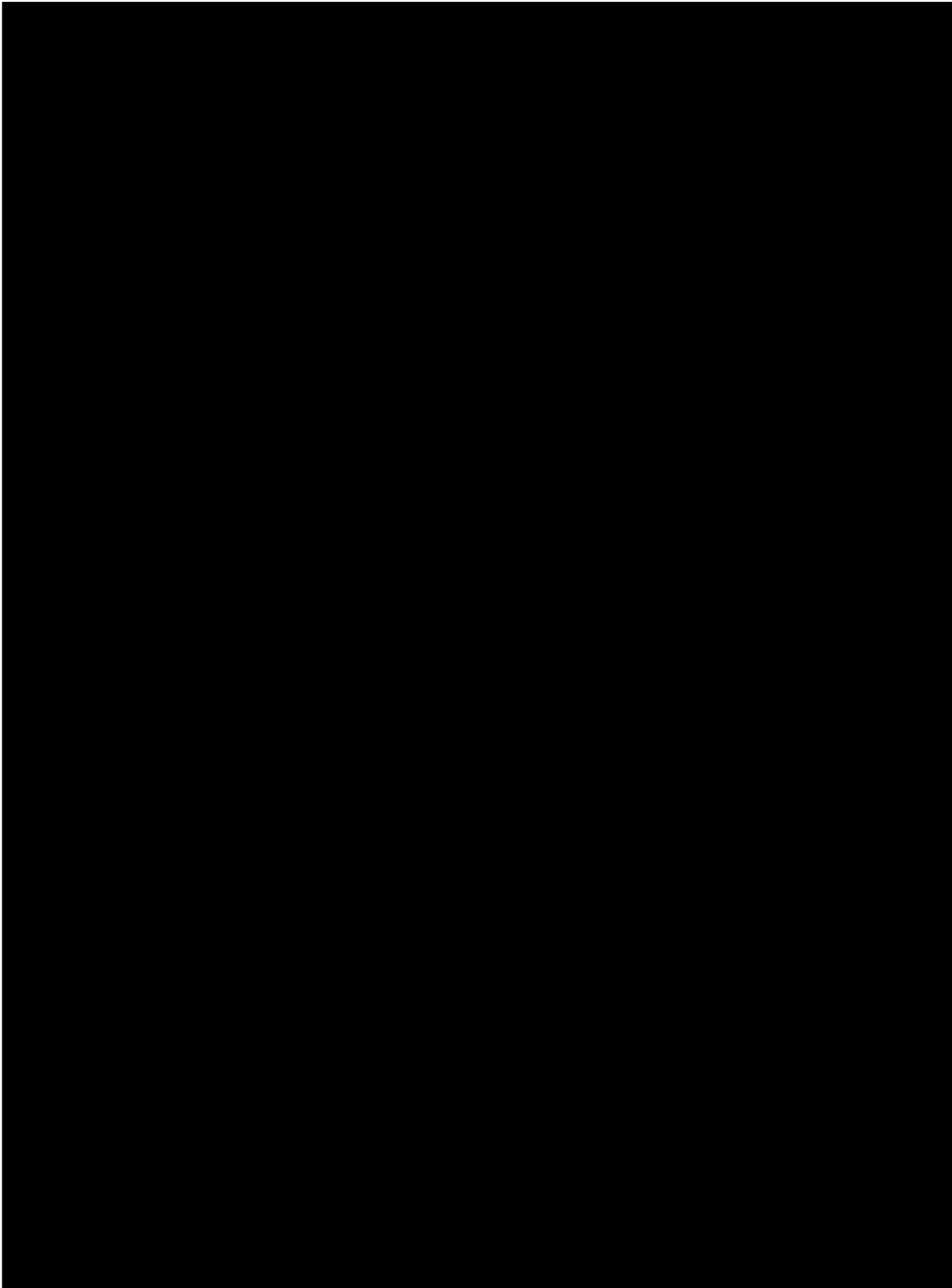
Dear Tessa

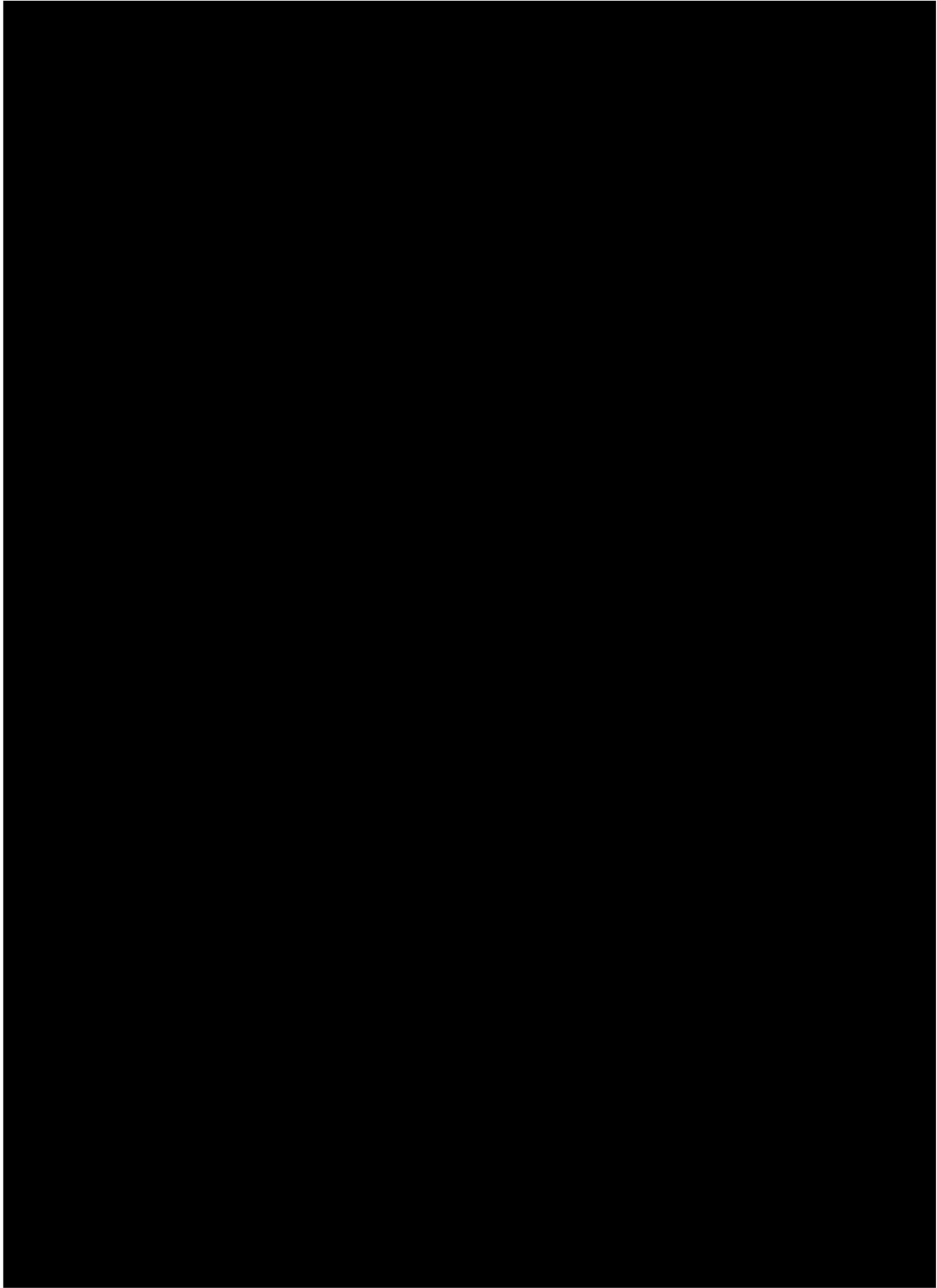
[REDACTED]

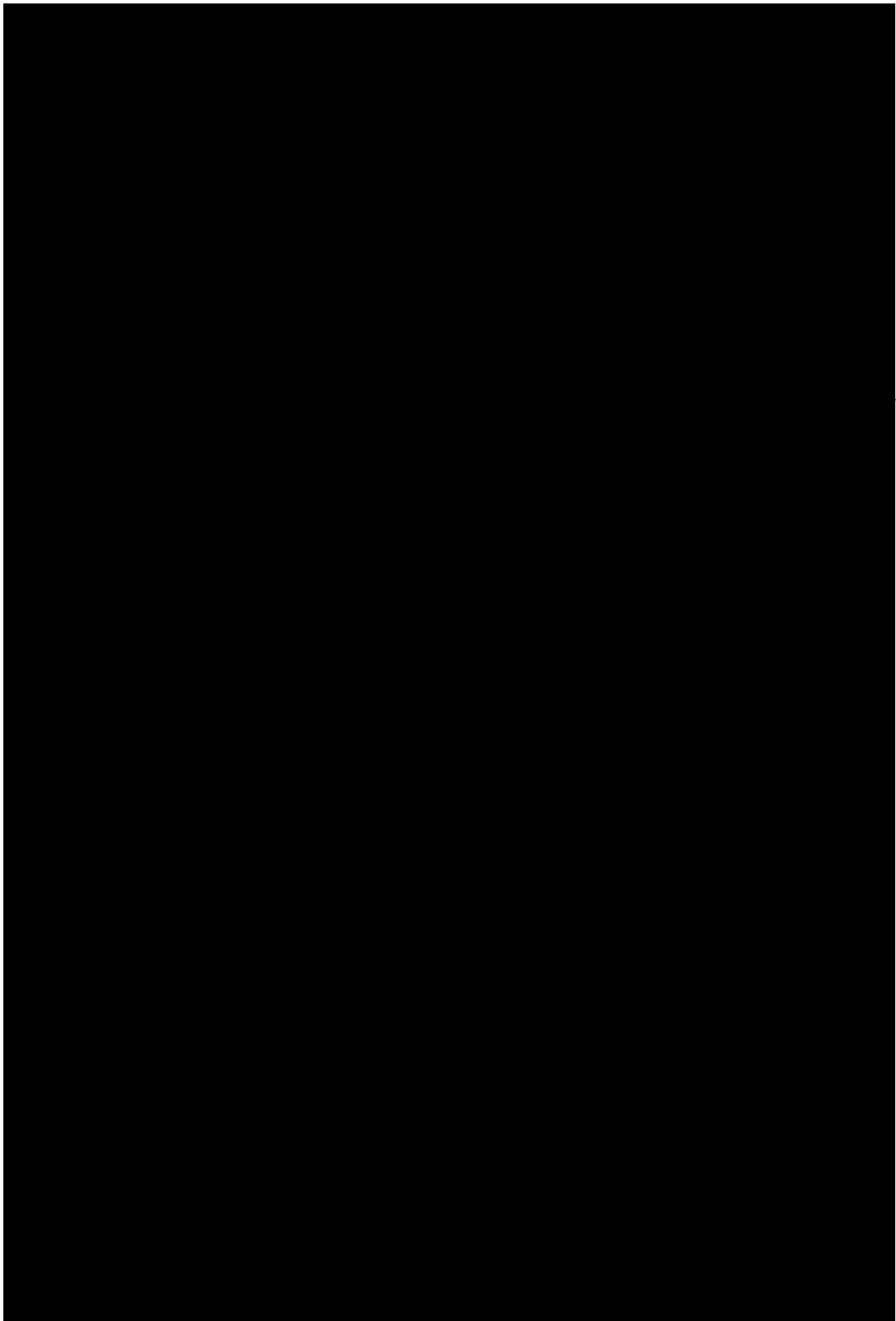


*Please note that the information contained in this email represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.*









Thank you for your letter inviting us to comment on the planning application for work to the property listed below.

Address:

45 Agamemnon Road

London

NW6 1EG

We are the neighbours at 47 Agamemnon Road, (one of the adjoining terraced properties).

We have studied the plans thoroughly and are concerned that the design of the proposed rear extension is substantially different to that of the existing conservatory.

The height of the existing conservatory where it adjoins our property is approx. 2.3 metres.

The existing conservatory has a pyramid-shaped perspex roof, which reaches the highest point of approx. 3.1 metres at the central peak of the pyramid only.

The planned height of the proposed rear extension measures 3.1 metres for the most part of where it adjoins our property. This will result in an unattractive view of the brick wall from our property.

This will also result in a loss of daylight and sunlight to our property.

We note that there is no precedent for this style of rear extension at the back of any of the houses in the terrace.

Two similar terraced houses which back onto our properties, have erected rear and side extensions, but the rear extensions are approx. half the length of the proposed rear extension and employ a sloping wall and roofs, which are much less obtrusive and much more attractive.

Should the proposed design set a precedent, we fear any house in the terrace, between two such extensions, would find themselves experiencing a tunnel-like effect.

Please find attached, photos of the existing conservatory and of a 'mock up' of how we understand the proposed extension will look where it adjoins our property.

We have also been advised that our neighbor will require clearance under the Party Wall Act and that we will be entitled to appoint a surveyor at no cost to ourselves.

We would be grateful if you could acknowledge receipt of this email. We understand that you will post our comments on the website and that these will be made publicly available online within two working days.

Thank you for giving us the opportunity to have our views taken into account before the application is decided.

Yours faithfully

David and Ruth Jones

47 Agamemnon Road

NW6 1EG



mob: D Jones: 07970492510; R Jones 07814244861

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**Henry, Genna**

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**From:** Craig, Tessa  
**Sent:** 01 September 2015 14:05  
**To:** Planning  
**Subject:** [REDACTED]

[REDACTED]

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**From:** [REDACTED] <[REDACTED]@[REDACTED]>  
**Sent:** 30 August 2015 09:55  
**To:** Craig, Tessa  
**Subject:** Planning Application: 2015/4079/P

Re: 45 Agamemnon Road, NW6 1EG

Dear Tessa,

On first examining the planning application above via the Camden web-site I could not download the plans regarding the effects on the internal layout. However, I could get the general idea of the proposal for the extension and the general foot-print thereof from which I concluded that aesthetically it was a poor design and that the height of the party wall on the side of the neighbours at 47 (the shorter party wall side) would result in their being badly affected by the increased height. The depth of the extension and the materially increased height would, combined, result in a seriously reduced light facility (particularly during the Winter months) to the ground floor rear of 47 which is the Kitchen of the property. A more considerate roofing arrangement could be based around a lower party wall and also give the extension more satisfying visual appeal....a plus for both parties.

The flat roof could later be converted into a roof terrace which, given it's elevated situation would result in a loss of privacy to all the immediate surrounding properties. Measures to prohibit such a development, at this early stage rather than having to fight such a battle later, would be much appreciated by all of us who would be over-looked.

The internal 1st floor front, proposal to install a toilet/sink/ shower cubical is daft for the owners as they do not appear to have considered the water supply and waste disposal requirements of the intended facility nor the noise intrusion to their neighbours at 47 of toilet flushing, shower pump reverberation/hum and the natural sound accompaniments of people at their toilet.

The plans currently assume that the neighbours on both sides of 45 will agree to the party walls being built partially (50%) within their own boundaries without having consulted with them first to establish whether this would be permissible. That can't be right and proper to grant planning permission to a project which has not been properly consulted with the neighbours concerned.

To summarise:

I feel the plans have been thrown together without due regard to all of those parties who will be affected, accordingly, I request that they should be summarily rejected.

Yours Faithfully,

Christopher Rogers

18 Ulysses Road, NW6 1EE

Sent from Windows Mail

**Henry, Genna**

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**From:** Craig, Tessa  
**Sent:** 01 September 2015 14:25  
**To:** Planning  
**Subject:** FW: 45 AGAMEMONON ROAD NW6 1EG - 01/09 GH

[REDACTED]

2015/4079/P

**From:** DOUGLAS HOOD [REDACTED]  
**Sent:** 31 August 2015 11:00  
**To:** Craig, Tessa  
**Subject:** 45 AGAMEMONON ROAD NW6 1EG

Reference the alterations to the above property. My concern is the FLAT ROOF, which would encroach on our privacy if used for the wrong reasons. I would ask you to clarify what the exact use would be before approval of ANY building work commenced.

Regards, Douglas Hood  
22 Ulysses Road  
London NW6 1EE.

**Henry, Genna**

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**From:** Craig, Tessa  
**Sent:** 01 September 2015 14:27  
**To:** Planning  
**Subject:** FW: 45 Agamemnon Road - [REDACTED]

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[REDACTED]

Thanks  
2015/4079/P

-----Original Message-----  
**From:** Penny Lipson [mailto:[REDACTED]]  
**Sent:** 31 August 2015 20:08  
**To:** Craig, Tessa  
**Subject:** 45 Agamemnon Road

Dear Tessa,

We have seen a copy of Ruth and David Jones' email of 31st August to you.

Not wishing to repeat verbatim what they have said, we would just like you to know that we agree wholeheartedly with the points they have raised and hope you might find the time to visit the property.

Regards,

Penny and Stephen Lipson