

17 Rudall Crescent
London NW3 1RR

3rd September 2015

For the attention of James Clark
Development Control & Planning Dept.
London Borough of Camden
Town Hall, Argyle Street
London WC1H 8ND

Dear Mr Clark

Planning App 2015/4151/P – 13 Rudall Crescent, NW3 1RR

Thank you for forwarding the additional documents provided by the architect in support of the above application.

We observe that although the ground floor plan has now been labelled and a side elevation drawing provided (but not a front one), there are still some errors and omissions, namely:

- The first floor plan is still incorrectly labelled as the ground floor
- No information as to the height of the proposed new glazing to the first floor terrace has been provided, although the suggestion on the side elevation drawing is that it would be of the same height as the existing wooden screening.
- The design of the proposed new first floor double doorway leading onto the terrace has not been made clear, despite the fact that it is clearly visible when viewed from many properties in the vicinity, especially 15 and 17 Rudall Crescent and properties to the rear in Old Brewery Mews.
- The side elevation drawing purports to label 'reclaimed double doors' but the arrow appears to point to the screening rather than the door. The design of the proposed new doorway has not been provided.

In view of this we have the following comments:

1. We object to the widening of the doorway at first floor level since the increased size is incompatible with the width of the window on the floor above. At present there is a nice symmetry between the doorway and the window above and this would be destroyed if the doorway were to be widened. Also the existing door is totally in keeping with a Victorian property. Given this is a Conservation Area and the doorway (and terrace) is so clearly visible from our property and from a number of others, we regard this as unacceptable. Also it is impossible to tell what design is proposed for these double doors from the inadequate sketch indicated in the side elevation drawing. The doorway should remain as is.

2. We believe that you must establish beyond doubt the height and exact design of the proposed new glazed screening around the first floor terrace. This is particularly important as far as the front elevation is concerned since the screening will be very visible when viewed from the streetscape as well as from neighbouring properties. Provided the current height is retained we think that the proposed new glazing may be an improvement on the existing wood panelling.
3. We are concerned about the proposed Music Studio (Ground Floor) since the new owner is a professional pop musician. This area would appear not to be completely self contained (there is an open area at the rear of this room) and therefore not fully sound-proofable. We urge you to seek clarification about this before deciding on the proposal. This is particularly important for those of us whose properties are so close to this side of number 13, and also right next to Penn Studio, the previously mentioned Grade II Listed Building.

Otherwise we have no further objections to the current proposals.

Nest wishes

Yours sincerely



DR and JM Stevens