

16 Chalcot Crescent London NW1 8YD

9 September 2015

Patrick Marfleet
Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Dear Mr Marfleet

Re: Planning Application Consultation
Application Ref: 2015/4548/P – Associated Ref: 2015/4797/L

We are writing in response to your letter dated 20 August 2015 and the documents which have been brought to our notice concerning the proposed alterations to No 18 Chalcot Crescent NW1 8YD, which directly abuts our own property.

We have *no* objection in principle to the proposed works, which plainly have some merit. This is upon the understanding that the following few points are kindly noted.

1. All properties of this age are naturally susceptible to some movement to a greater or lesser degree. We assume that no alterations of the kind sought are to be permitted unless safeguards are taken to ensure that the removal of the interior walls and widening of doors etc will have no adverse effect upon the structural soundness of the property and adjoining properties in the terrace, nor undue disturbance to decorative features.
2. Any execution of the proposed work, if permitted, will presumably be performed in observance of all appropriate consideration and concerns for neighbouring properties and their occupants.
3. Regarding the windows to the rear elevation we would note three small inaccuracies in the representation of the existing windows in place in the rear elevation of our own property (No 16) – as shown to the left of the drawings of both the existing and proposed rear elevation of No 18. First, there is a small single casement window – not shown - at first storey level of the two-storey extension to the rear of No 16. Hinged to one side only and with the opening barred on the outside, it is approximately 28cm in width and 47cm in height. Secondly, the window represented at the second storey level of the rear extension to our property is in fact a casement window containing two opening windows hinged to either side, each approximately 30cm in width and 70cm in height. Finally, at third storey level the window represented as being of similar design and dimension to that shown at top storey level for No 18 (and the subject of the current proposed alteration to a sash window), is indeed already a sash window with glazed bars like others and not as shown. This last fact means that the effect of the proposed alteration of the top storey window to the rear of No 18 will be to make it more desirably consistent with not only all the other (non-extension) windows in the rear elevation of No 18, but with those in No 16 also.

4. In answer to the question appearing in the application form under heading, **Q 19 Trees and Hedges**, namely: *"Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?"*, the applicants have answered **"No"**. This may be perfectly correct at least as far as the first part of the question is concerned. We would simply observe that there are trees in the rear garden of our property (No 16) which are the subject of a preservation order. The tallest of these, a much-loved magnolia, is the closest in terms of proximity to the rear elevations of both No 16 and No 18. It is to be assumed that none of the proposed alterations to the rear of No 18 will impact upon the well-being of the magnolia or other trees.

We are passing a copy of this letter – for information - to Mr & Mrs Hallgarten of No 18 Chalcot Crescent in accordance with their earlier request.

Kind regards


Tim and Angela Hardy

cc (by email to) Mr & Mrs Hallgarten