

[REDACTED]

From: Zar, Nusrat [REDACTED]
Sent: 21 September 2015 10:17
To: English, Rachel
Cc: Currie, Tom (Councillor); Planning; Watson, Ed (C&E directorate); Jones, Phil (Councillor)
Subject: 8 Pilgrim's Lane NW3 1SL - application 2015/4157/P
Importance: High

Rachel

I am the co-owner of 4 Pilgrim's Lane NW3 1SL.

I refer to the above application for permitted development at 8 Pilgrim's Lane, which I understand is due to be considered by the Members today.

I should be grateful if you would draw the Members' attention to this email, and my view that the application cannot be dealt with as a Permitted Development because: (1) this application is very similar to the application which is currently the subject of an appeal to the Planning Inspectorate (2012/5825/P). A number of reasons for refusal of that application are applicable to this application, including in particular breach of DP23. Therefore this application should be stayed pending the outcome of the Planning Inspectorate appeal; (2) it is a proposal for a very significant basement excavation, (3) it is an application for an engineering operation, and (4) the application relates to more than one dwelling, due to the right of support that 10 Pilgrim's Lane has conferred upon it by 8 Pilgrim's Lane.

Yours sincerely

Miss Nusrat Zar

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[REDACTED]

From: tim owens <[REDACTED]>
Sent: 20 September 2015 22:14
To: Planning
Cc: Currie, Tom (Councillor); Cooper, Oliver (Councillor); Stark, Stephen (Councillor); Jones, Phil (Councillor); Leyland, Claire-Louise (Councillor); Watson, Ed (C&E directorate); 'Oliver Froment'
Subject: Planning Application 2015/4157/P

Dear Rachel,

I understand that once again you intend to recommend a planning application for 8 Pilgrim's Lane for approval at tomorrow's members briefing. In this case it relates to application 2015/4157/P which has been submitted for approval under permitted development rights.

I have to strenuously object to this. The application is one of three applications that have been submitted contemporaneously. Thus they should not be considered in isolation, but as an entire application. In this context, as has been outlined numerous times, the application is substantially similar to the existing under appeal application.

In this application the applicant is proposing, amongst other things, to construct new internal walls at basement level and construct a new porch structure.

The detail of the construction of the proposed walls and porch has not been presented. It is unclear from the application whether any excavation or foundations will be required (although clearly that is the intention when this application is viewed in conjunction with the other two). The new walls are directly adjacent to one of the columns supporting the sensitive flying freehold structure that was particularly relevant for the stability of the neighbouring properties. Other proposed walls are close to the party wall between #8 and #6. Thus these works have potential to impact the stability of neighbouring properties. Moreover the complexity of the flying freehold structure means that this type of project should not be considered under permitted development.

Your draft member's briefing states that there is no excavation proposed. This detail cannot be inferred from the application. It is also evident that the new porch wall will require foundations directly adjacent to the column supporting #10. I request you refrain from approving this application without consideration of these details.

I look forward to hearing from you.

Best regards

Tim