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To: Ms Elaine Quigley
Planning Officer
The London Borough of Camden
Department of Planning and Built Environment
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

16 October 2015

Dear Ms Quigley

**Re: Flat A, 45 Lancaster Grove, London, NW3 4HB
Planning Application 2015/2534/P, Associated ref: 2015/1510/P, EN12/0064, EN12/0919.**

We are the owners of 47 Lancaster Grove, London, NW3 and are writing to you in connection with the current revised planning application for development at the above mention property.

I must advise that we strongly object to the development, the minor changes in the revised application are considered insignificant as the impact on No 47 Lancaster Grove and Belsize Park are generally just as severe as previously submitted. Therefore I would ask you to take the following issues into consideration when assessing the proposal:

- 1) Development has previously been undertaken to the rear of 45 Lancaster Grove without planning permission which concluded in refusal of retrospective planning permission, a enforcement notice being issued and dismissal of an appeal by the secretary of state which upholds the enforcement decision.

This new application has been submitted to salvage part of the current construction. The current proposed application is considered an inappropriate attempt at reducing the overall volume of the above ground element of the development.

- 2) When considering that the proposed development is for a flat with in 45 Lancaster Grove and not for the building as a whole (when used as a single residence), such development at basement and ground floor level is excessive both in area and bulk. The constructional form is therefore considered an over development of the property.
- 3) Although it is noted that the overall height of the above ground rear extension has been slightly reduced, the proposal does extend some 10 meters into the rear garden and is also higher than the original demolished extension. This projection and increased height of the building we consider does have a detrimental effect on loss of sun light and daylight from the West causing an adverse impact on the garden of 47 Lancaster Grove with extensive over shadowing that did not exist previously.

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- 4) In terms of appearance the rear extension is not in keeping with the architectural heritage of the main building or the adjacent properties. The requirements of the local Planning Authorities Conservation policies appear to have been ignored.

Where contemporary extensions have been considered in local conservation areas they have not extended deeply into rear garden locations but have been positioned across the rear of the building with limited projection and of a lightweight glass construction reflecting the original building features beyond.

Finally whilst writing I would advise that we support the comments made by Mr B Tankel in respect of the revised application identified above.

Yours sincerely



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