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London Borough of Camden Planning Department
C/o Laura Hazelton
2nd Floor, 5 Pancras Square
c/o Town Hall,
Judd Street
London
WC1H 9JE

06 November 2015

Dear Sir/Madam

Re: Planning Application Ref: 2015/5710/P – 125 West End Lane, London, NW6 2PA

I act on behalf of the owner of No 123 West End Lane. After reviewing the drawings and documents submitted with Planning Application 2015/5710/P, we wish to formally object to the proposed change of use to No 125 West End Lane as it is felt that these changes will be a nuisance and hazardous to our client as well as to the detriment to the local resident for the following reasons:

1. As your records will illustrate the current use of No 125 West End Lane is a Doctor's surgery serving the local residential area. The reception area is located to the rear of No 125 West End Lane and shares a party wall with No 123 West End Lane. Due to the quiet nature of the practice we have been advised that the party wall is constructed using a prefabricated system which was approved at the time of construction. In its current form it is fit for purpose, however should the property change its use to residential, this construction does not fall in line with current Building Regulations as it will not cushion additional sound emissions which will be generated from the residential occupier. No additional sound-proofing has been proposed within the subject planning application. As a preventive measure, we feel the proposer should have either contacted an acoustic engineer or carried out an airborne test to confirm that the proposed change of use will not hinder our client's quiet enjoyment of their property. As an alternative, the proposer may wish to demolish the subject wall and rebuild a cavity wall incorporating insulation in compliance with current standards; however this has not been proposed. Furthermore, the fire resistance will need to be updated in line with current regulations, none of which has been incorporated within the application.
2. As illustrated within the application, No 125 West End Lane wishes to transform the existing light well area (which is presently barely used) into an amenity area which will

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ultimately be used for recreational use. This will cause unnecessary enclosed noise, which will be a burden to our client due to the close proximity to their property. We feel a better addition to this area, would be an enclosed conservatory or alternatively enclose onto the existing Party Wall.

3. We note that No 125 West End Lane has constructed and extended with a rear single storey extension which spans the entire length of the rear garden. We understand that this proposal was originally rejected by the Planning Authority but subject to appeal by No 125; later approved. The original application (PL/9300928/R2) was rejected as *'it considered that the total floor space of the building, following the proposed extension would be excessive in relation to the site and the character generally.'* No 125 West End Lane appealed this decision which was later granted due to the fact that the Doctor's surgery emphasised the need for the extension to *'upgrade facilities, particularly because of the encouragement of health care in the community.'*

In our opinion, we feel that should the change of use proposal be granted, it will be unfair on the local residents, since No 125 West End Lane has indirectly obtained permission for the rear full length extension and will inconspicuously be benefitting financially in the long term from this change of use. This will fundamentally put other residents at unease due to their limitation of extending their property as laid out in the Permitted Development and Swiss Cottage Conservation Area restrictions. By approving this change of use, the Local Authority will be perceived to overcome superior rulings and make a precedence that rear full span single storey extensions are permitted, when in fact they are not.

I hope that these comments will be considered by the Council and that the application as it stands will be rejected and revised in order to maintain good neighbourly relations and fair continued usage of both properties.

Yours faithfully,



RAPHAEL SALTMAN MSc BSc (Hons)
BUILDING SURVEYOR
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