



Phillips Planning Services Ltd.

Town Planning and Development Consultants

PW/GH/063431
17 November 2015

Hugh Miller
London Borough of Camden
Development Control & Planning Services
Town Hall
Argyle Street
London. WC1H 8ND

Dear Mr Miller

Replacement Dwelling at No.1 Oak Hill Way, Ref: 2015/5165/P

We act on behalf of the owner occupiers of No. 113 Frogna. No. 113 stands directly behind No. 1 Oak Hill Way, separated from it only by the narrow access way which runs to the rear of both properties.

Context:

We are aware of the sites rather lengthy planning history and with the latest permission (2015/0080/P) which was granted earlier this year subject to a Section 106 agreement to secure a Construction Management Plan. The previous permissions establish the principle of the demolition and replacement of No. 1 Oak Hill Way.

As part of their consideration of this current application our clients have met with the owners of 1 Oak Hill Way and we have liaised with Charlton Brown Architects regarding the proposals.

As a result and subject to the qualifications below, our clients do not raise objection to this proposal. However, if these following matters cannot be agreed / accommodated our client would with regret ask that this letter is logged as an objection.

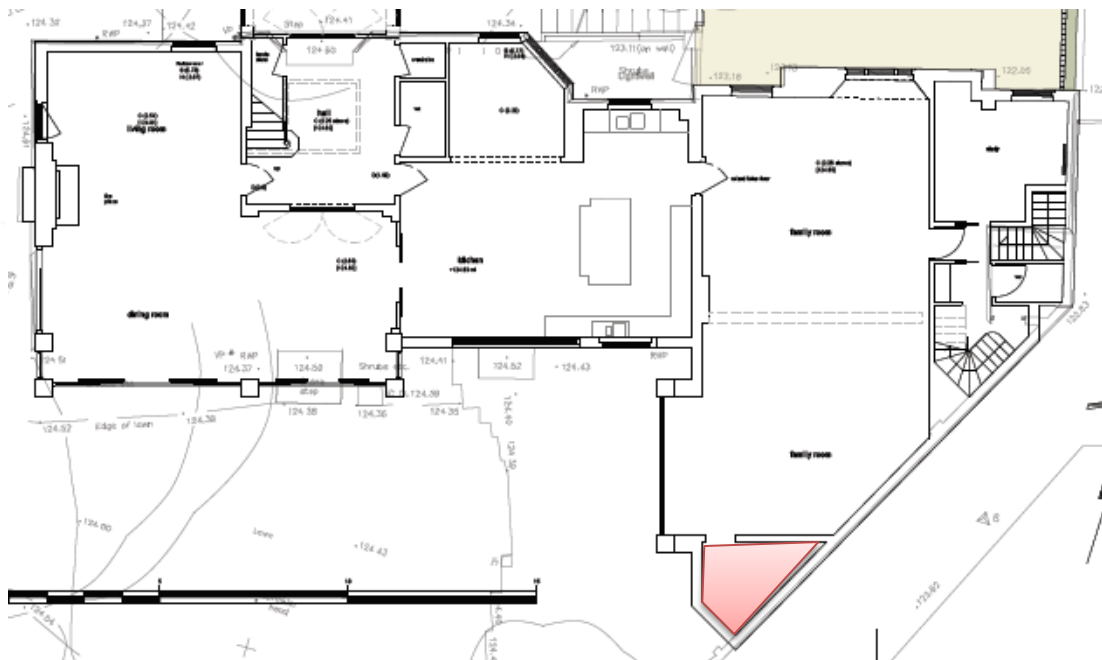
The proposed first floor terrace adjoining the western boundary of 113 Frogna

When consent was granted earlier this year (2015/0080/P) a small first floor terrace was approved as part of the proposal.

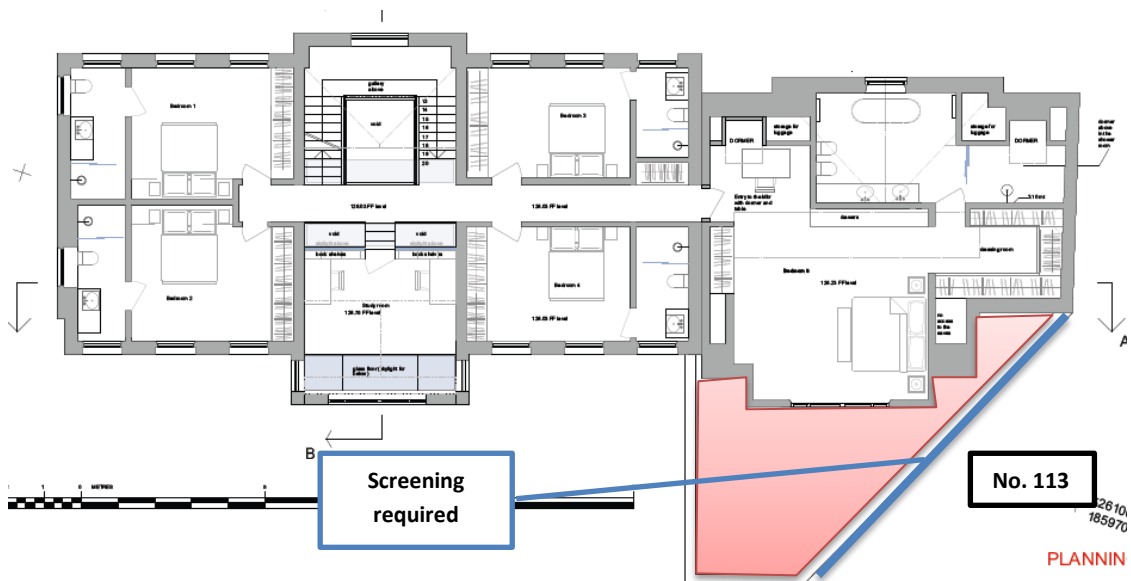
Our clients raised some concerns regarding the proximity of this to their boundary. In the officers report to committee at paragraph 6.10 it was noted that as a result of these concerns amendments were made to the application so that:

“.....that the balcony on the boundary with the neighbouring properties on Frogna would be fitted with a privacy screen in the neighbouring elevation. A condition would be added to ensure this is fitted in advance of the balcony being used.”

The current application proposes a much larger terrace in comparison to the approved version as annotated below.



Approved first floor



Proposed first floor

Our clients consider that a screen is again required and that this should be a minimum of 1.8 metres in height for the length of the boundary (the boundaries are only separated by a 1 metre wide pathway) between the application site and 113 Frogal as approximately denoted by the blue line on the extract above. The screen should be solid to prevent overlooking.

It is understood that the applicant is happy to provide a screen of this nature.

However, as previously it is considered important that this is secured by condition requiring its retention in perpetuity. This would protect the owners of 113 should the house be sold in the future and the new owner seek to remove the screen.

Construction Management / Traffic

Access to No.1 Oak Hill Way is taken from Frogna Rise and runs via a narrow driveway. The driveway is shared by other properties on Oak Hill Way and is also utilised by our clients to access their garages.



View showing access to 1 Oak Hill Way and neighbouring garages

The photograph above shows the access to 1 Oak Hill Way and our clients garages in the foreground. This garage access is frequently used and is the main service entrance for example used by gardeners when visiting No.113.

Our clients wish to ensure that no parking takes place nor materials, skips or other obstruction is permitted in front of this block which could hamper access.

Our clients are also concerned to ensure that any dust or debris that results from the demolition work is contained and so not likely to drift into their rear garden area.

We ask that the management plan for the site include a requirement to provide temporary screening along the eastern boundary of No.1 to catch some of the dust that will drift in the direction of Frogna Rise.

Further, the narrow access which runs between the Frogna Rise and Oak Hill Way properties is used by residents to access rear garden areas. Our clients ask that this is not utilised for storage or blocked by scaffolding such that it remains useable for residents at all times.

It is often a concern for neighbouring residents that they do not have a point of contact when works are underway and should an issue arise. We are aware from experience with some London Boroughs that contractors are required to erect signage providing the details of a name and telephone number of a site manager who can be contacted. We ask that a similar requirement be put in place here.

Finally, when the site is under construction it is likely that there will be a long period when it will be unoccupied. Our clients have some concerns regarding access to their property over the site in terms of security.

We ask that these matters are fully considered and controls put in place to safeguard our clients amenity and security. We note that when the previous permission was granted earlier this year the officers report sets out at paragraph 6.15 that:

“6.15 The proposed work involves substantial demolition in a conservation area. Oak Hill Way is a private road and an access road for a number of properties. A Construction Management Plan would be secured by s106 legal agreement to ensure measures are put in place to manage the impact of construction traffic and works, and to mitigate the noise and disturbance expected during building works.”

A legal agreement was subsequently put in place to secure the construction management plan.

In discussion with the applicant it is understood that they are content to enter into and abide by such an agreement once more.

We ask that this is again made a requirement of any consent granted.

Additional height proposed to eastern elevation

When viewing from the garden or rear windows of No 113 toward the application site, the most prominent element of the existing property is the eastern gable and roof of the attached garage section. The views below show the gable from the house (left) and garden (right).



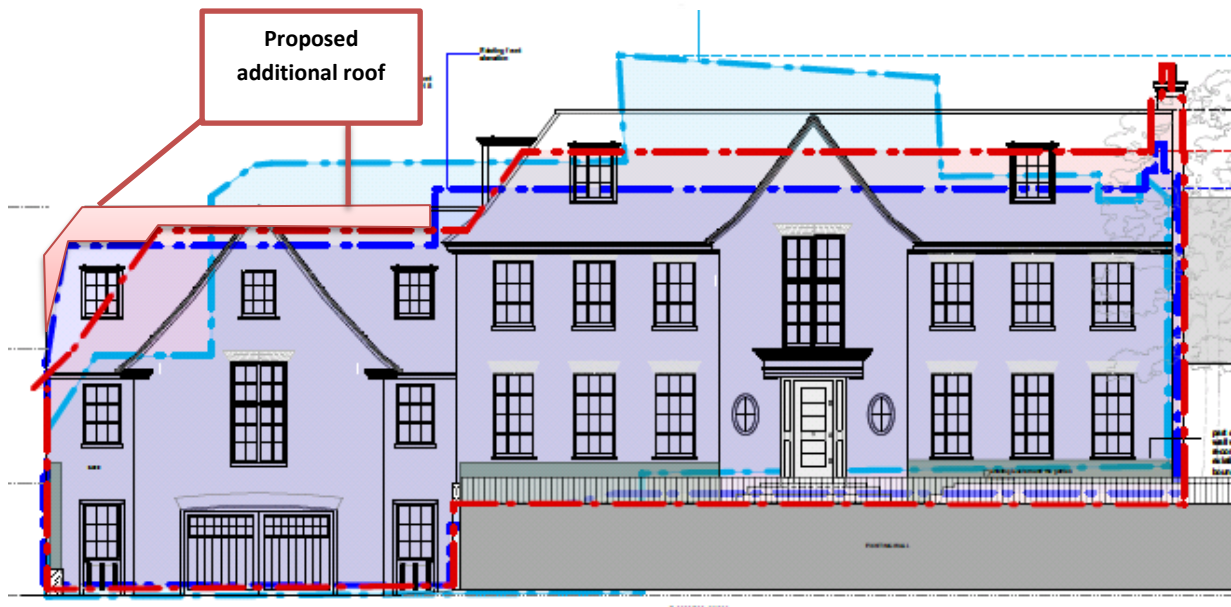
View from rear windows of No.113



View from garden

Our clients had been pleased to note that the scheme approved in 2015 sought to reduce the visual impact of this particular element by utilising a hipped / pitched roof sloping away from the boundary and thereby reducing bulk from that which exists today.

The current scheme proposes to take the roof alignment back closer to that which exists today but with additional height as shown on the applicants overlay drawing as reproduced below.



Overlay drawing with additional roof massing shaded

It is acknowledged that the proposed increase in height may not be considered dramatic when compared with the previously approved scheme (approximately 610 mm higher). However, the previously approved roof line already proposed an increase of 1.1 metres and so when combined the increase over the current position stands at around 1.71 metres. (131.48 AOD (proposed) minus 129.77 AOD (existing)).

Our clients note that their property already stands on lower ground than the application site (they estimate almost one storey below the ground level at 1 Oak Hill Way) and so the existing and also the proposed dwelling is / would be elevated above their garden such that the proposed increase in height is visible and prominent.

Our client asks that this roof is reduced in height to a maximum height of that which was previously approved in the area close to their boundary but have no objection if this then steps up an extra 0.61 metres further back. This would minimise additional impact in terms of the outlook from No. 113.

We trust that these points will be considered in the determination of this application.

A copy of this letter has been passed to the applicants for their information.

Yours sincerely,

Paul Watson
Phillips Planning Services Ltd