

CARDEN & GODFREY

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Camden Council
Planning
5 Pancras Square
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Attn. Fergus Freeney

10/12/2015

Dear Fergus,

Re.: 26 Lyndhurst Road, NW3

Further to our e-mail exchange of 03.12.2015 and 04.12.2015 I now attach structural engineer's calculations and our revised drawings addressing the issues raised in your e-mails and in the letter of objections lodged on behalf of no. 27.

We note that the letter of objection by Iceniprojects was lodged after the deadline of 13th of November 2015.

I have adjusted our drawings and have added notes that clarify our design and hopefully address the objections sufficiently well.

1. The question of overlooking and loss of privacy:

We have added a note that all new windows on the west elevation of no.26 will have sand blasted, Rytec coated glass and will therefore not cause any loss of privacy to neighbour at no. 27.

I have also added an evergreen 'green wall' planting on the west end of the first floor terrace. I attach at the end of this letter few examples and ideas as to what these could look like. We could install a nom. 1800mm high privacy screen at the west end of the terrace, again with sand blasted and Rytec coated glass and we have done this successfully in the past on other properties. I felt, however, that it may be more pleasant if there was a natural, green barrier between the two properties. We are open to your suggestions and guidance perhaps expressed as a condition where one method (planting or privacy screen) or perhaps both in combination may be required. This really ought not to be a problem as there is a terrace at this level already and extending it would not make a significant difference that cannot be resolved using privacy panels.

2. Noise and Disturbance

As agreed I have now adjusted our drawings to show schematically where the swimming pool equipment is going to be situated. The location is deep within the building and parts of the equipment (dehumidifier etc.) come in an already insulated enclosure (50mm insulation). All the equipment will be further enclosed in cupboards with sound insulated doors if required.

We also show two grilles nom. size 350x350 on east elevation. These are for intake and discharge of air and will be attenuated to achieve NR of 35-40 and will meet all

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relevant BS requirements. It is perhaps worth noting that our client would not want to live with the perpetual noise either so any concerns regarding the noise coming from the equipment will be addressed in full at detail design stage.

Please note that we do not show internal grilles and pipe connections as these are not relevant in terms of planning and will be drawn in detail at detail design stage.

Noise produced by use of the swimming pool – we feel that this is an unreasonable complaint. We are not proposing a night club, a pub or even a commercial swimming pool. The clients are a well-respected family and it is unreasonable to suggest that their behaviour will cause nuisance of the kind that is addressed in the policy DP28. If any anti-social behaviour does occur there are ways and means of dealing with it at the time of an incident.

It is also worth noting that the external part of the pool is likely to be used only 2-3 months of the year at best. The rest of the time the pool will be fully enclosed. We feel strongly that this objection should not be the reason for refusal.

We are open to suggestion of acoustic fencing but feel that this would be an unnecessary step under the circumstances where high fences already exist with lush planting in the borders next to them.

3. Smells and Fumes

The proposed pool is going to use a chlorine free system which will eliminate potential offensive fumes and smells. Please note that there are no extracts facing no. 27. Further, our client would not wish to live surrounded by fumes either and detail design will address this issue comprehensively.

4. Pre-Application Consultation

I think you will agree that a great amount of consultation has taken place with the planning department and with you in particular!

We note comments of residents of no.27 expressed in the Iceniprojects letter of 26th November.

In larger, public schemes it is expected to engage local community as a matter of course. In private schemes this is normally less formal and handled by the client who in this case are a family relatively new to the area. They have acted in accordance with planning guidelines and have informed their neighbours about the proposed work in writing.

5. Loss of residential Accommodation

No contravention of planning policy DP2 has occurred as the policy states that "... the loss of *two or more* residential units will be resisted...".

Only one unit will be lost if the proposed scheme is granted approval so this objection should not form grounds for refusal.

I hope that our letter addresses the issues raised sufficiently and we look forward to hearing from you in the near future.

Sincerely Yours,



Olga Vladić-Weal
For and on behalf of Carden&Godfrey Architects

Examples of 'green walls' and type of planting to be used to create attractive privacy panels:

