

33 Rudall Crescent
Hampstead
London NW3 1RR

February 3rd 2016

Obote Hope
Regeneration & Planning Dept.,
Camden Council
Town Hall
London WC1H 8ND

Dear Obote Hope

Planning Application consultation – 35 Rudall Crescent NW 1RR
Application Number 2016/6488/P

Over the last year or so the owners of Number 35 Rudall Crescent have received planning permission for major refurbishments to their property which are currently being implemented. Since then they have made several more planning applications to request permission for additional alterations. Most recently one of these was refused by Camden but the decision was overturned on appeal. In a spirit of good neighbourliness I did NOT object to all these demands for changes even though some were against my own interests. However the latest application for a dormer window is a proposal too far.

I have lived at 33 Rudall Crescent for 57 years, and with my advanced age (87 years), my small garden has become ever more important to me. I cannot walk very far but can enjoy fresh air and nature in my back garden. The proposed dormer window would, if granted, deprive me of all privacy – some of which has already been eroded by the new ground floor extension and the extension of the building line. I do not wish to lose any more privacy by this unnecessary further addition.

I ask that you, as the planner responsible for handling this application make a site visit and call on me so that I can show you how concerned I am about the unacceptable amount of overlooking to my property – and to those of other neighbours opposite – which would result from this application being allowed.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

(Mrs) Renee Payne

Rudall Crescent Residents' Association

17 Rudall Crescent
London NW3 1RR

4th February 2016

For the attention of Obote Hope
Planning Solutions Team
Planning Dept.
London Borough of Camden
Town Hall, Judd Street
London WC1H 8 ND

Dear Obote Hope

Planning Application 2015/6488/P – 35 Rudall Crescent

I have been asked by several members to write to object to this latest proposal for major renovations to 35 Rudall Crescent. Unfortunately this property has been the cause of a number of recent planning applications which are serving to destroy the visual unity of the terrace of five post war houses of which Number 35 is the centre property. This latest application involves a proposal for a further development to the rear of the property rather than to the front elevation which has already been compromised by several previous applications either accepted by Camden or else upheld on appeal.

The concern with this new application is that the proposed roof dormer is both very large and prominent and will greatly increase overlooking and loss of privacy to the adjacent properties and those to the rear in Gayton Crescent. We are also aware that the property developer who currently owns Numbers 37 & 39 Rudall Crescent has also applied for planning permission to erect roof dormers to the rear of those houses. We understand that this application is also being considered by you as planning officer. Our members and neighbours in Gayton Crescent are equally concerned about that application for the same reason.

Furthermore, despite the fact that all three properties (i.e. Numbers 35, 37 & 39) are all being handled by the same architect - Webb Architects - there is a remarkable lack of consistency in design size and positioning of the three proposed dormers. We believe that should any such application be considered favourably by Camden efforts should be made by you to ensure that all three dormers are positioned similarly and be of the same size so that a total mess is not made of the rear elevations when viewed from Gayton Crescent.

We have been very unhappy about a great many of the proposals made by Webb Architects in the long and unhappy saga of planning proposals relating to this terrace

of houses. As previously mentioned with respect to Numbers 37 and 39, Webb Architects seem hell bent on wrecking what has been until now a very pleasant attractive little terrace in a very prominent position in the Crescent which, as you will know, is within the Hampstead Village Conservation Area.

With best wishes



Jenny Stevens
Planning Rep
CC Chair, Rudall Crescent RA

33 Rudall Crescent
Hampstead
London NW3 1RR

February 3rd 2016

Obote Hope
Regeneration & Planning Dept.,
Camden Council
Town Hall
London WC1H 8ND

Dear Obote Hope

Planning Application consultation – 35 Rudall Crescent NW 1RR
Application Number 2016/6488/P

Over the last year or so the owners of Number 35 Rudall Crescent have received planning permission for major refurbishments to their property which are currently being implemented. Since then they have made several more planning applications to request permission for additional alterations. Most recently one of these was refused by Camden but the decision was overturned on appeal. In a spirit of good neighbourliness I did NOT object to all these demands for changes even though some were against my own interests. However the latest application for a dormer window is a proposal too far.

I have lived at 33 Rudall Crescent for 57 years, and with my advanced age (87 years), my small garden has become ever more important to me. I cannot walk very far but can enjoy fresh air and nature in my back garden. The proposed dormer window would, if granted, deprive me of all privacy – some of which has already been eroded by the new ground floor extension and the extension of the building line. I do not wish to lose any more privacy by this unnecessary further addition.

I ask that you, as the planner responsible for handling this application make a site visit and call on me so that I can show you how concerned I am about the unacceptable amount of overlooking to my property – and to those of other neighbours opposite – which would result from this application being allowed.

Yours sincerely

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(Mrs) Renee Payne

6 Gayton Crescent
London NW3 1TT

8th February 2016

Regeneration and Planning
Development Management
LB Camden
Town Hall
Judd Street
WC1H 8ND

Dear Sir or Madam

35 Rudall Crescent, NW3 1RR
Planning Ref: 2015/6488/P – OBJECTION to Planning Application

I am writing to object to a number of aspects to the above Application.

I am the owner of 6 Gayton Crescent and the rear of my house faces directly the rear of 35 Rudall Crescent.

Rudall Crescent is in a Conservation area. 35 Rudall Crescent is part of a terrace of 5 houses which was constructed around 1960. These houses complement each other.

This Application makes no realistic assessment of the rear elevation aspects of the 5 house terrace. I can see this aspect from every floor of my house as can all others in 4-10 Gayton Crescent (7 houses as the houses are numbered sequentially). The terrace is at least to the rear elevation of a symmetrical composition.

1) At the top level (roof level) rear of 35 Rudall Crescent, it is proposed to add the new velux window. The number of roof lights opening would increase from 3 to 4. All the other houses in this terrace have three rooflights. The appearance will thus lose the integrity of the 5 house terrace to the rear elevation. I object to this aspect of the Application. I do not believe that this proposed change to the rear elevations should be permitted in a Conservation area.

2) I also object to the significant size of the velux as it will be very large in comparison to both the other rear upper level windows of 35 Rudall Crescent and the other houses in the terrace. It most certainly would greatly increase overlooking to the rear of my house (and neighbours' houses) as well as my (and their) gardens. The velux also extends beyond the building line at this level to which I also object.

3) In addition, I object to the proposed use of aluminium framed windows to the rear elevations. Windows should be made from wood as it is in keeping with rest of the terrace and indeed the rest of Rudall Crescent and Gayton Crescent.

Yours faithfully


R.J. Dowsett