

From: [REDACTED]

Sent: 24 February 2016 13:38

To: Quigley, Elaine

Subject: PLANNING APPLICATIONS 2015/7036/P and 2015/6843/P for the GARDEN HOUSE at 1 ELLERDALE ROAD

Dear Ms Quigley

We are writing in respect of the above planning applications for the Garden House at 1 Ellerdale Road NW3 6BA. We are in the process of buying the first floor flat (Flat B) at 1 Ellerdale Road so we will be the home most affected by the revisions which have been applied for. We understand that the applicant has a short window of opportunity for facilitating the start of his works so we are definitely not attempting to delay the start of the works. We are simply looking for some concerns we have to be taken into consideration at this time. Camden Planners will have their own views, of course. We know that there were objections from residents at 1 Ellerdale Road and in Fitzjohns Avenue to previous planning applications but it's likely that by now everyone is keen for the work to get started and, more importantly, finished as this has gone on for well over a decade, so it wouldn't be surprising if you didn't hear from others this time around.

First we need to clarify a wrong impression given that the metal railings above the existing kitchen extension are for a 'fire escape' (see screensnap below for actual description). The railings in fact enclose a roof terrace that has been enjoyed for many years by the owners of Flat B for sitting out at table and chairs. Also the same document at 2.6 states 'The site itself is well screened from residents by existing trees and landscaping within neighbouring rear gardens and is not visible from the public realm' That is now unlikely to be the case as trees are being removed and there are no trees to screen the property from residents in all three flats at 1 Ellerdale Road and the flats at 3 Ellerdale Road. Occupants of the flats at the new Pegasus block (the former Arthur West House) will also be looking out at this property as will 81 and 83 Fitzjohns Avenue.

We note that there are two applications for consideration currently by Camden Planning: one being for a structure with two basement storeys (2015/7036P Floor & Roof Plan dated 26 October 2015) and the other being for one basement storey (2015/6843/P Floor & Roof Plan dates 30 November 2015). The version with two basement storeys would naturally take longer to construct creating more disturbance for all neighbouring properties but positions the kitchen further away from our sitting out area. If the one storey version is preferred by planners we would hope it could be ensured that the extractor vents for kitchen and for boiler would not release close to our roof terrace and presumably the residents of Flat A would equally not want them too close to their living area.

Our biggest concern, however, relates to the big change in the roof design. When we started the process of buying Flat B we felt that a sedum roof with modest roof lights in the approved plan would not be too unsightly. Both new applications are for much more infrastructure on the roof and much less sedum planting. The new proposals for 10 photovoltaic panels and four rooflights (the larger two of which would be motorized for opening) would be unsightly for all surrounding properties in what is a Conservation Area. Even if flat panels that didn't move they would be very obvious in the landscape but we presume that the panels will be mechanised to tilt towards sunlight. Because of where South is it would be likely that all the properties in 1 & 3 Ellerdale Road and some in Fitzjohns Avenue would be looking at the raising mechanism for most of the time. In a Conservation Area this surely isn't right and particularly since the low level of the property means that anyone looking out at their garden would be treated to such an unsightly array of panels. Also a new element has been introduced: noise. Although it isn't clear from the plans it is presumably intended that the large opening roof lights will also be motorised. Between the photovoltaic panels and the large mechanized rooflights we feel that the look of the property in the latest proposed plans has become far more industrial in

appearance than the original approved sedum roof.

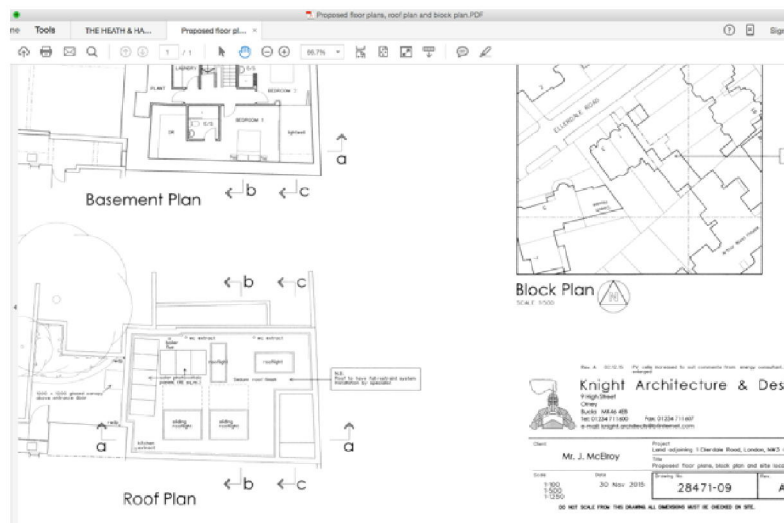
We do hope that the owner of the site will be able proceed to his timescale but we are obviously hoping that something can be done to make the roof less intrusive for us and the surrounding properties. We are not questioning the structure going ahead, simply some of the latest revisions.

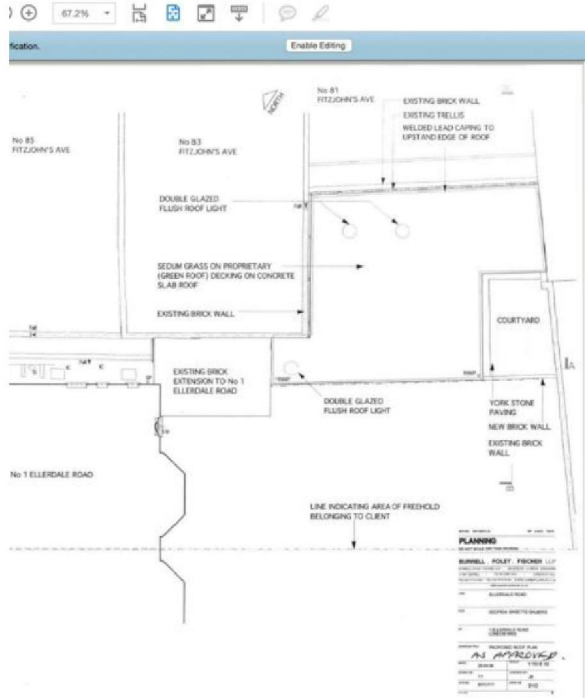
best regards

Tim and Eileen Graham

We have attached some photographs and plans to illustrate our concerns

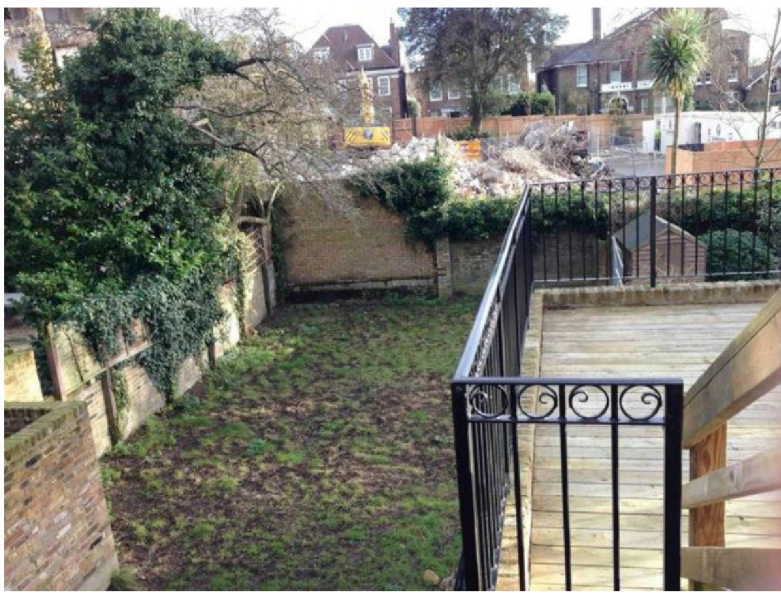
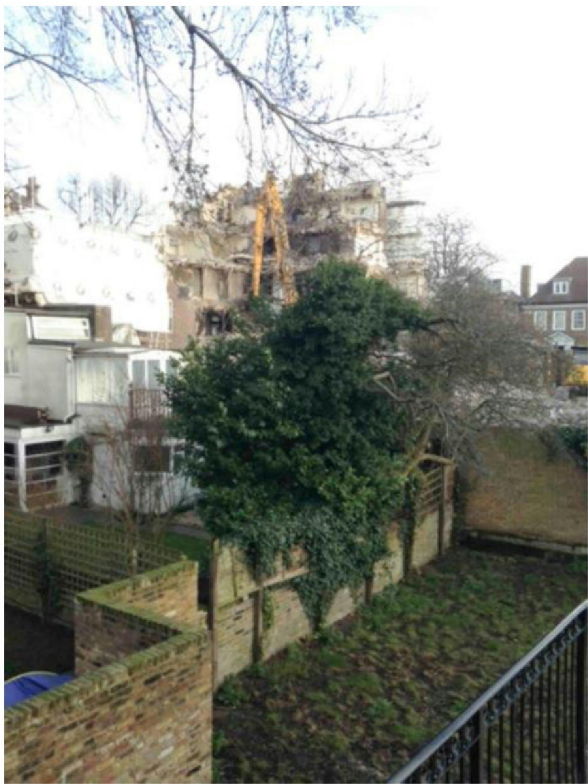
PROPOSED ROOF PLAN showing 10 Photovoltaic panels and 4 Rooflights:







VIEW FROM OUR ROOF TERRACE:



VIEW FROM OUR LIVING ROOM WINDOW:

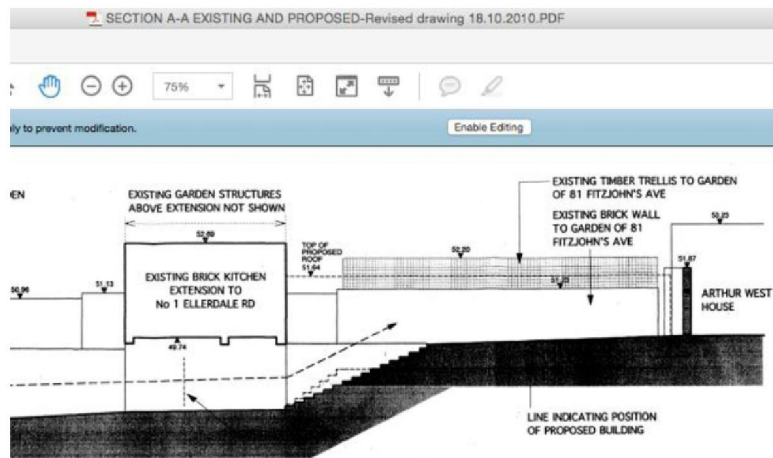


VIEW FROM OUR KITCHEN WINDOW:



REAR SHOWING ROOF TERRACE ABOVE KITCHEN:





REFERENCE TO 'STEEL FRAMED FIRE ESCAPE' IS ACTUALLY A SITTING OUT ROOF TERRACE AND NOT A FIRE ESCAPE.

REFERENCE TO 'WELL SCREENED FROM RESIDENTS BY EXISTING TREES AND LANDSCAPING WITHIN NEIGHBOURING REAR GARDENS' IS CONFUSING AS SOME TREES ARE BEING REMOVED.

- Planning, Design and Access Statement.PDF
- 2.3. To the front of the site is a single storey detached garage unit in brick with a short drive. To the west is 1 Ellerdale Road, a 4.5 storey townhouse (including lower ground floor and attic accommodation, which is broken up into multiple dwellings. To the rear is a single storey kitchen extension over which sits a steel framed fire escape leading to the rear of the property and serving the upper floors.
- 2.4. To the east along Fitzjohn's Avenue sits 4no. semi-detached town houses of substantial size and height, fronting onto the main road. They are 4.5 storeys including the lower ground floor and attic accommodation.
- 2.5. To the south and south east is Arthur West House, a large corner building of 3-6 storeys in height. From the site history it would appear to have been in use as a hostel (sui generis use class), however, development has commenced on the implementation of a scheme for 33no. self-contained wheelchair accessible flats for the care & well-being of older people. The proposal is 3-6 storeys in height with a 2-storey basement, approved under reference 2014/7851/P. Demolition is in progress.
- 2.6. The site itself is well screened from residents by existing trees and landscaping within neighbouring rear gardens, and is not visible from the public realm.
- 2.7. The site is located within the Fitzjohn's Netherhall Conservation Area.