

**From:** [McCormack, Maeve \(Councillor\)](#)  
**To:** [Planning](#)  
**Subject:** Fwd: Objection to planning permission in your ward  
**Date:** 19 April 2016 19:00:55  
**Attachments:** [ApplicationRef20161518P.pdf](#)  
[ATT00001.htm](#)

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I'd like to register my support for the concerns set out in the email below regarding this planning application.

Best wishes,  
Maeve

**Maeve McCormack**  
**Labour Councillor for Gospel Oak ward**  
London Borough of Camden  
Email: [maeve.mccormack@camden.gov.uk](mailto:maeve.mccormack@camden.gov.uk)  
Tel: [020 7974 2792](tel:02079742792)  
Twitter: @mccormackmaeve

Surgeries: 2nd Friday and 3rd Tuesday of every month [from 6.30-7.30pm](#) in the Roy Shaw Centre, Cressy Road. No appointment needed.

Begin forwarded message:

**From:** "Sam & Naomi" <[REDACTED]>  
**To:** "Blackwell, Theo (Councillor)" <[Theo.Blackwell@camden.gov.uk](mailto:Theo.Blackwell@camden.gov.uk)>, "McCormack, Maeve (Councillor)" <[Maeve.McCormack@camden.gov.uk](mailto:Maeve.McCormack@camden.gov.uk)>, "Revah, Lorraine (Councillor)" <[Lorraine.Revah@camden.gov.uk](mailto:Lorraine.Revah@camden.gov.uk)>  
**Subject:** Objection to planning permission in your ward

Dear Councillors Blackwell, McCormack & Revah,

Application Ref 2016/1518/P

We write in connection with a planning application that would significantly affect our home. We have objected to the planning officer and would ask you, as our Councillors, to support our objection for the reasons outlined below.

By way of background, we are the owners and residents of Flat B Estelle Road since May 2014. Flat B is a ground and basement flat. The proposed extension applied for would run alongside the ground floor of our flat. As a ground and basement flat, light is somewhat limited to our flat. There is a light well in the centre of the flat which provides the light to the flat: the kitchen-living-dining room upstairs and the two bedrooms downstairs (master bedroom and nursery). It also provides airflow to the downstairs bedrooms through air vents in the bedrooms windows. Air flow is already limited because the light well is so deep.

The proposed extension would build across our light well. It would block the light and air flow corridor that serves the light well. It would also block light to the separate window to the study on the ground floor. The effect of this would be to block light to the study, the kitchen-living-dining room and the two bedrooms, i.e., our entire flat. It

would also block airflow to the two bedrooms downstairs. We also have concerns that it could affect drainage, when the basement is already very damp.

As you can see from the attached application documents, the proposed extension would have an extremely detrimental effect on our home. The application also contains multiple material inaccuracies and so do not give a true representation of the proposed works. In particular I draw your attention to the following:

## **1. Design & Access Statement**

Paragraph 4 of the Design & Access Statement is materially inaccurate and contains false statements:

*"The proposal has been discussed with the neighbours along no 8 Estelle Road who have no objections to the extension being constructed as they have a[n] extension previously build".*

- This is untrue as the applicant did not discuss the proposal with us (Flat B) before submitting the application. Nor did they discuss it with Flat C (Professor Massimo Pinzani and Dr Lone Ottesen). Nor (to our knowledge) did they discuss it with Flat A (Mr William Orrock). The applicant, Mrs Kate Sinclair, has signed the declaration declaring that the facts of the application are true and accurate, when she must have known that this statement was not true and accurate.
- The above statement is also inaccurate as we have not built a similar extension. We have not made any extensions or alterations to Flat B since we purchased it in May 2014.
- The above statement is also inaccurate because we do object to the proposed extension, very strongly, for the reasons outlined below.

Paragraph 4 of the Design & Access Statement is also materially inaccurate because it states:

*"There should [be] no overshadowing, visibility, noise, lighting issues, as the proposal is a small scale extension."*

- This is inaccurate (as explained in more detail below) as there would be significant overshadowing and lighting issues, as well as air flow, draining and noise issues, and we would argue that the proposed extension is not small as it would run alongside our entire light well, kitchen dining and living room.

## **2. Existing & Proposed Plans**

The Existing & Proposed Plans are materially inaccurate as they omit the window and light well in our house (see attached mark-ups in red).

- The plans inaccurately show Flat B as having no window that would be blocked by the proposed extension.
- The plans inaccurately show Flat B as having no light well that would be blocked by the proposed extensions.
- This light well can clearly be seen on the Site Location Plan, so the applicant is well aware of its existence, but has not shown it on the Existing & Proposed Plans.
- If the plans actually showed the window and light well, it would be easy to see from the plans that building the extension in front of that window and light well would significantly block light and air flow to our flat, as well as potentially having an

adverse impact on drainage, and noise impact by building an extension to adjoin our houses.

If you look at the attached Site Location Plan you can see very clearly the large light well that has been omitted from the Existing & Proposed Plans, and you can see very clearly that the proposed extension would build right across and block that light well.

We hope that the mark-ups of the plans help explain the impact of the proposed extension on our home and why the application is inaccurate, does not show the impact on our house, would have significant detrimental impact on our home in terms of light, air flow, drainage and noise, and so should be rejected and we hope that you would support us in our objection. We have asked the planning officer that we attend the planning hearing and have opportunity to voice our objections in person.

Kind regards,

Sam and Naomi Vann

Flat B, 8 Estelle Road

Email: [planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
 Phone: 020 7974 4444  
 Fax: 020 7974 1680

Development Management  
 Regeneration and Planning  
 London Borough of Camden  
 Judd Street  
 London WC1H 8ND

## Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

### Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.  
 If you require any further clarification, please contact the Authority's planning department.

### 1. Applicant Name, Address and Contact Details

Title:	Mrs	First name:	Kate	Surname:	Sinclair
Company name: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>					
Street address:	10			Country Code	National Number
	Estelle Road		Telephone number:		
			Mobile number:		
Town/City	London		Fax number:		
County:	Camden		Email address:		
Country:	United Kingdom				
Postcode:	NW3 2JY				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

### 2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Kuldeep	Surname:	Birdi
Company name: <div style="border: 1px solid black; height: 15px; width: 100%;"></div>					
Street address:	112 Gunnersbury Avenue			Country Code	National Number
	Ealing		Telephone number:		
			Mobile number:		
Town/City	London		Fax number:		
County:			Email address:		
Country:	United Kingdom				
Postcode:	W5 4HB				

gill@ineedmorespace.co.uk , kuldeep@ineedmorespace.co.uk

### 3. Description of Proposed Works

Please describe the proposed works:

Proposed single storey rear/side extension

Has the work already been started without planning permission? ☐ Yes ☒ No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 10      Suffix:   
House name:   
Street address: Estelle Road   
Town/City: London   
County: Camden   
Postcode: NW3 2JY

Description:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting: 528036   
Northing: 185584

#### 5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle  
access proposed to or from  
the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian  
access proposed to or  
from the public highway?

☐ Yes ☒ No

Do the proposals require any  
diversions, extinguishment and/or  
creation of public rights of way?

☐ Yes ☒ No

#### 6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

#### 7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within  
falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

#### 8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

#### 9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

#### 10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

#### 11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

##### Walls - description:

Description of *existing* materials and finishes:

Facing brickwork

Description of *proposed* materials and finishes:

Facing brickwork to match existing

##### Roof - description:

Description of *existing* materials and finishes:

Natural slates

Description of *proposed* materials and finishes:

Eternit slates on tiles and battens

### 11. (Materials continued)

#### Windows - description:

Description of *existing* materials and finishes:

Timber box framed sash windows

Description of *proposed* materials and finishes:

N/A

#### Doors - description:

Description of *existing* materials and finishes:

Timber doors

Description of *proposed* materials and finishes:

Powder coated aluminium double glazed concertina doors

#### Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

#### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

#### Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes ☒ No

### 12. Certificates (Certificate A)

#### Certificate of Ownership - Certificate A

##### Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title:  First name:  Surname:

Person role:  Declaration date:  ☒ Declaration made

### 13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date

False



## 10 Estelle Road London NW3 2JY

### Design & Access Statement

The purpose of the proposal is to gain additional space by carrying out a ground floor rear/side extension of the property.

The proposed works will be to construct a new rear/side extension. This will enlarge the existing kitchen area at the ground floor of the property. The extended area will have a pitch roof with Velux windows and a glass pitched roof to give light to the rear room.

The new kitchen will have an open space feeling and new concertina doors will be provided to the rear of the new extension for access to the back garden.

The proposal has been discussed with the neighbours along no 8 Estelle Road who have no objections to the extension being constructed as they have a extension previously built. The proposed works is wholly within the land belonging to No 10 Estelle Road London NW3 2JY. There should no overshadowing, visibility, noise, lighting issues, as the proposal is a small scale extension.

*Inaccurate,  
false*

The siting of the extension was determined by the site plan. The visual impression is designed to match with the existing house by matching all the external finishes.

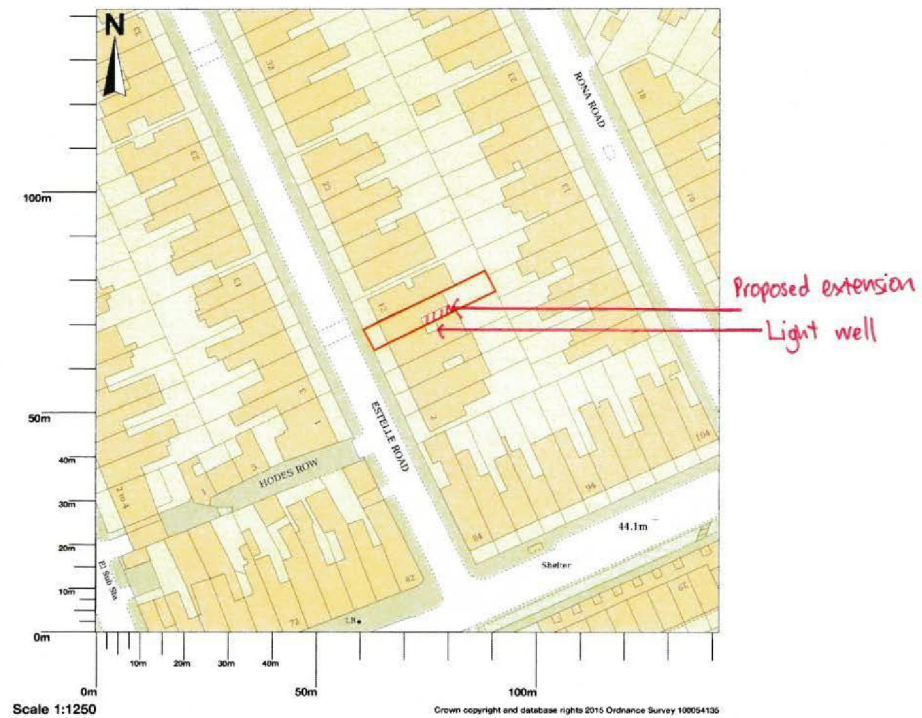
The house is solely private domestic, no disable access is required.

The proposal does not make any impact on any highway or public route, nor does it affect any existing amenities.

Crime prevention measure to the scheme, are to accommodate by utilising the existing house alarm system.

All materials specified on the drawings are using traditional materials, brick, timber, glass, lead that can be easily repaired by specialized trades.

## 10 Estelle Road, London, NW3 2JY



Map shows area bounded by: 527965.3,185513.3,528106.7,185654.7 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

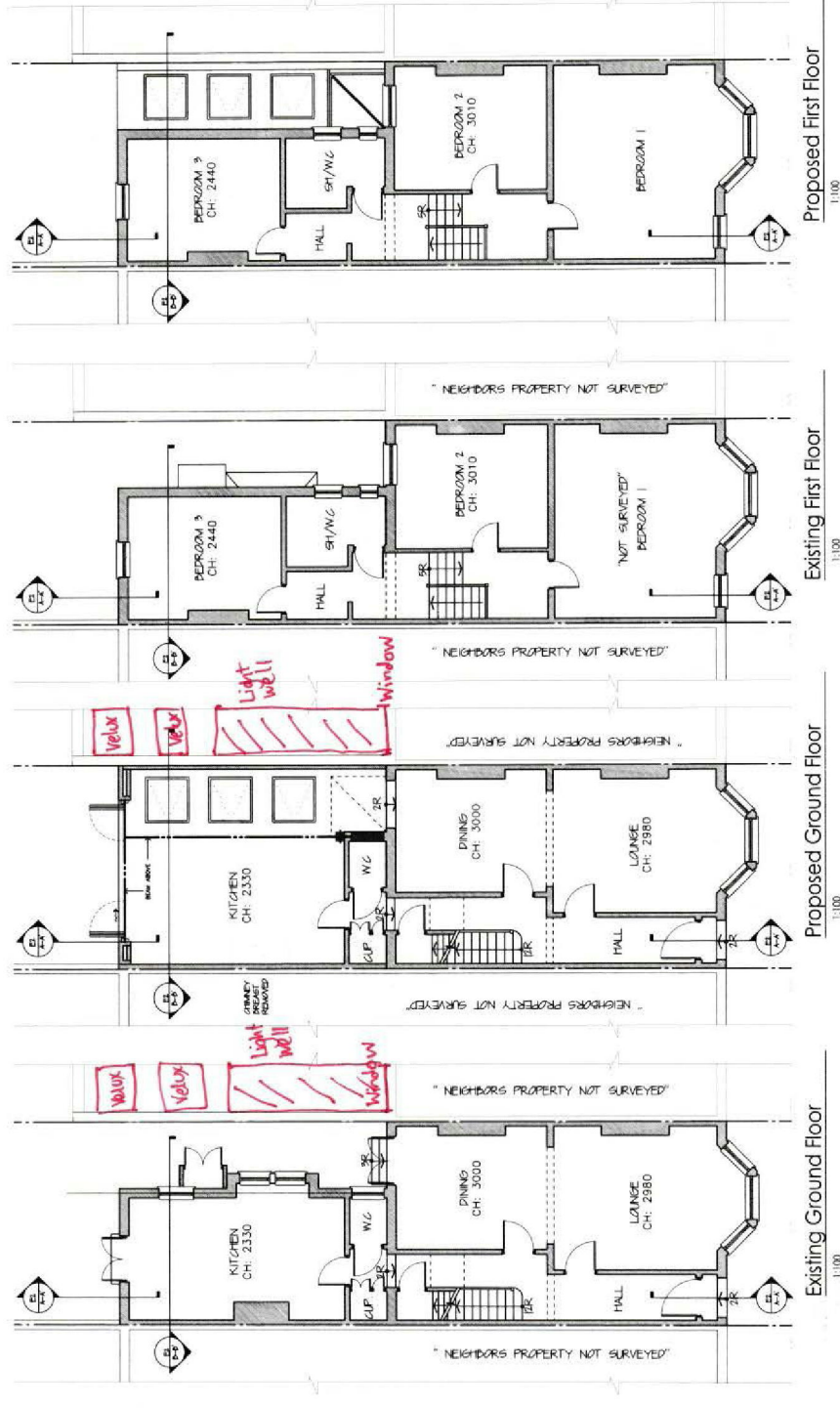
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NOTES:

- all works to be carried out in accordance with current building regulations.
- all dimensions / levels to be checked and verified on site before commencing any work.
- this drawing is to be read in conjunction with contract documents, project working drawings, specifications, all consultants / specialist drawings, details and specification.
- the client is responsible for the accuracy of the information provided for the ground works. We will match those in the existing building.

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FOR REF / ADDRESS: EW201600022 10 Estelle Road NW3 2JY (Sincilar)

Ground and First Floor Plans

Ground Extension

SCALE: 1/100 & 1/50 & 1/20

DATE: March 16

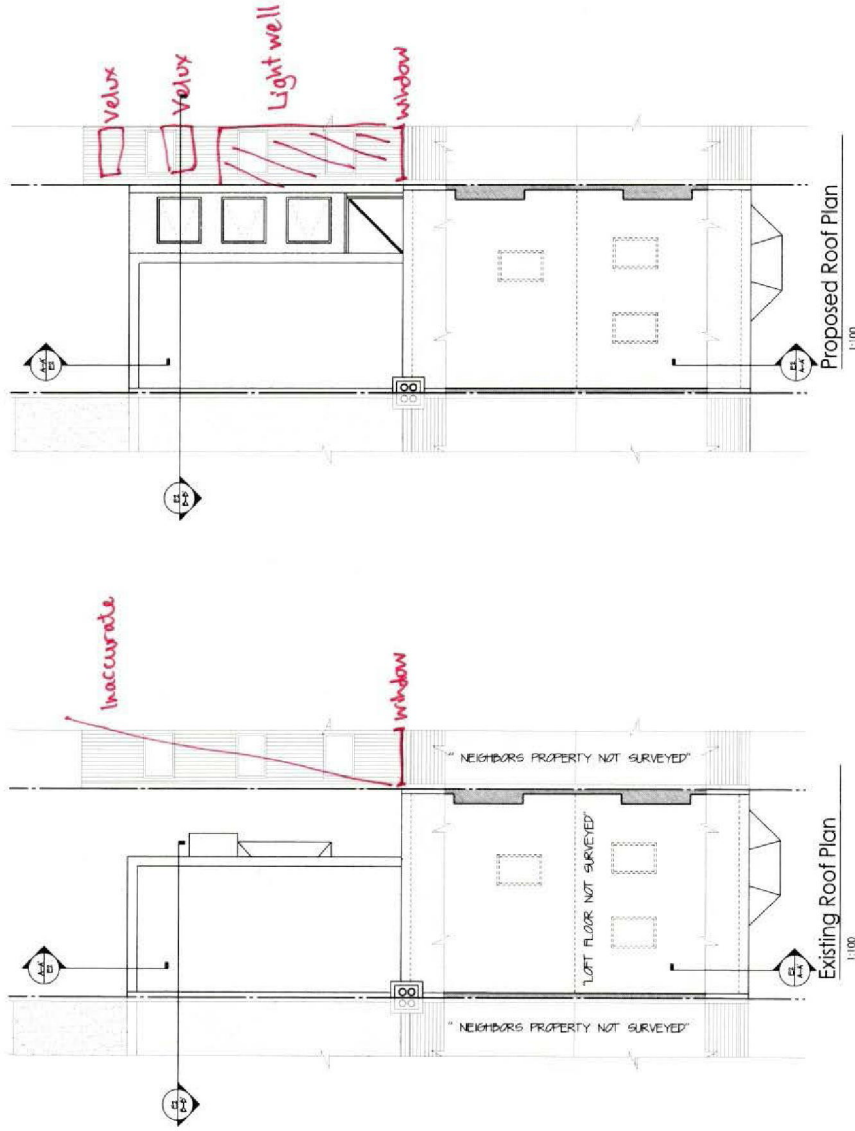
PP: PL

PHASE: PL

Drawn By: KSS

REVISION: 00

Job No: EW201600022 01



- all works to be carried out in accordance with current building regulations

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Ground Extension

JOB REF / ADDRESS  
EW201600022 10 Estelle Road NW/3 2 Y (Sinclair)

PP-  
PP Ref.

JOB NO. : FW201600022 03

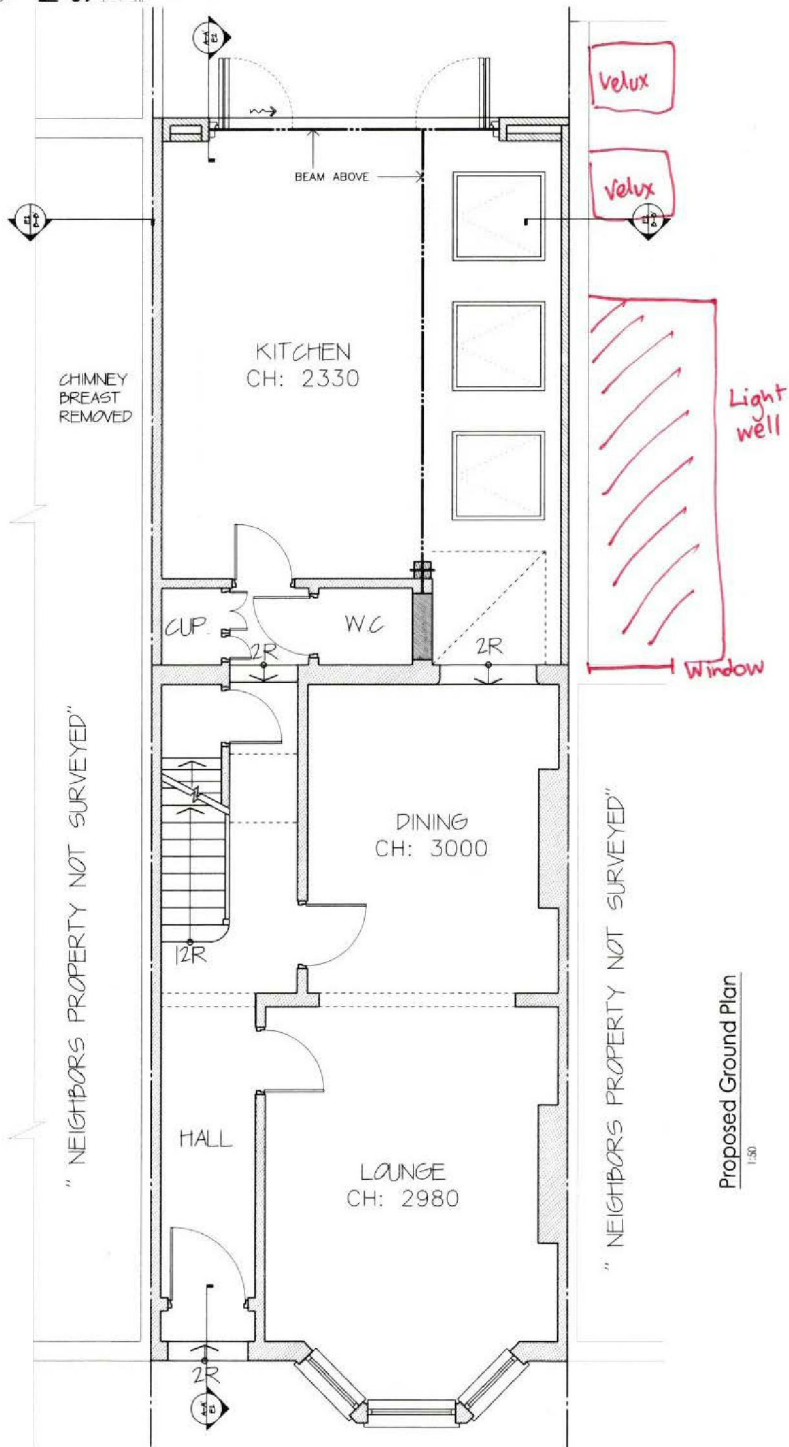
DRAWING BY  
**KSB**

00  
REVISION



MORE  
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HEAD OFFICE  
2 CLUNDRIP AVENUE  
CLUNDRIP, LONDON, W5 1HB  
TEL: 020 8956 2200  
FAX: 020 8956 2200



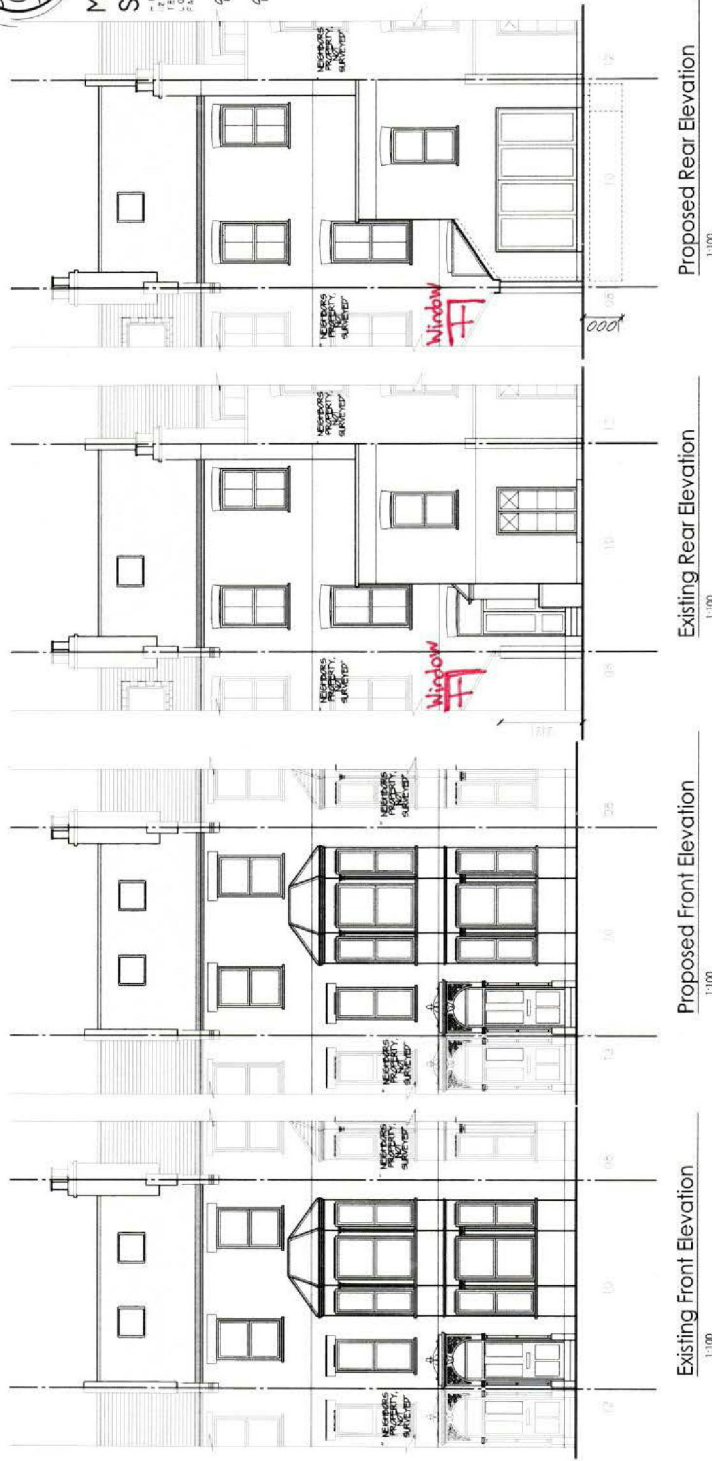
Proposed Ground Plan  
1:50

NOTE:	• all works to be carried out in accordance with current building regulations	JOB TITLE Ground Extension JOB REF: AD2022 EW201600022 10 Estelle Road NW3 2LY (Sindair)	SCALE AS SHOWN 1:50 & A3	DATE March 16	PPR PP.	FRAME PL	DRAWN BY KSB	DRAWN BY KSB
	• all dimensions / levels to be checked and verified on site before commencing any work and any discrepancies to be reported to the office immediately							
	• drawings, specification, all consultants / specialist drawings, details and specification are to be used in the construction of the new extension and any other works							
	• all materials to be used in the construction of the new extension and any other works are to be of the highest quality and to be approved by the relevant authorities							
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0 50 100  
0 50 100



NOTES:

- All works to be carried out in accordance with current building regulations.
- All dimensions / levels to be checked and verified on site before commencing any work.
- This drawing to be read in conjunction with contract documents, project working drawings, specification, all callouts, / specialist drawings, details and specification.
- Works shall match those in the existing building.

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ON FILE  
Ground Extension  
JOB ID / ADDRESS  
EW201600022 10 Estelle Road NW3 2JY (Sinclair)

DATE  
March 16  
17/03/24  
17/03/24

PP-  
KSB  
REVISION  
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DRAWING ID  
EW201600022\_04