

28 WEST END LANE
LONDON NW6 4PA

Ms Tessa Craig
Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 8ND

4th May, 2016.

Dear Tessa Craig

Re: PLANNING APPLICATION NUMBER 2016/2083/P
26 WEST END LANE, LONDON NW6 4PA

Enclosed are my comments on the proposed plans for the above. I tried to send them on line but an error occurred which made it impossible.

I hope to hear from you soon.

Kind regards

STELLA PARSONS

Re: Planning Application 2016/2083/P 26 West End Lane, London NW6 4PA
Number 26 West End Lane and № 28, my property, are the two halves of a
semidetached house. I have lived here since 1997.

The proposed works are major and because of the proximity of the two properties
there are a number of issues that concern me.

1 - Subsidence and bulging wall

I notice that a number of new openings for doors and windows are to be made on the
lateral wall and the side of the front steps as well as building a side elevation access.
The lateral wall is bulging badly and towards the front there is a longstanding
subsidence problem with the front steps leaning to the right.

These anomalies cannot be seen in any of the pictures shown in Site Photographs P-
012 and P-013 on your website.

The huge cracks between the door frames and the walls that once existed were filled
in but the problem has never been properly remedied.

On one occasion a half hearted attempt to fix the subsidence problem was made by the
previous owner but it did not work.

I understand that bulging of walls such as this are the result of decreasing wall
stability.

My concern is what effect these major works can have on a house with subsidence
and a bulging wall and whether indirectly they could affect my side of the property.
Part of an internal wall in the upper ground floor is going to be demolished to create
an arch opening whilst an existing one will be closed. This is a main supporting wall
that runs through the whole house, on my side as well as theirs and considering what I
wrote above I am concerned with what effect all these changes could have on the
structure of the house.

2 - Rear extension

The proposed rear extension has a flat, turfed roof.

If the roof were built to take the weight of people, the flat roof and the windows in
the upper ground level which nearly reach the floor, would in practice create a
balcony at the upper ground floor level that would be overlooking my garden and
therefore totally impose on my privacy there.

Several years ago the previous owner submitted an application to Camden Council
requesting permission to build a balcony exactly there but it was turned down
precisely on the grounds that it would affect my privacy.

My concern is that this proposed extension could be creating a balcony there, through
the back door as it were. I strongly object to this happening.

3 - Noise and disturbance

I know that living in a city like London some construction noise is unavoidable from
time to time but these are major works and they are planned for the summer.

I am not just concerned about myself but also concerned about members of my family
living in the lower ground floor since they have a seven month old baby and we will
all have to endure the noise, the dust and the debris (all harmful) that this work will
involve and will be unable to use the garden throughout the summer.

If works started in the autumn at least we would not lose the garden months.