

The Planning Committee

Application number: 2016/1345/P
Address of project: 28 Charlotte Street London W1T 2NA
Proposal: an outline caption of the proposal

From: Edward Aydin
Address: 10 Crabtree Place London W1T 2AT

I write in connection with the above planning application.

I have examined the plans and I know the site well.

My property is next door to the proposal and the entire back of the planning proposal.

And the side as well as the excavation for the basement is next to my property.

My wall on the side of the proposal is an adjoining party wall.

The distance of the proposed basement and the side all of the proposal being 1metre from my bedroom.

The back of the proposal is adjoins Crabtree Place and it is a party wall.

I wish to object strongly to the development of this conversion in this location.

Conservation Area.

This area is a conservation area as set out by the Camden Council.

Crabtree Place and Crabtree Gardens is a small area where development proposals should be considered very carefully: build-up of the nature of this application will ruin the character of the area and the development will overwhelm it.

The protection of the historic qualities of the park is also supported by the council's conservation policy and framework that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The conversion has a visual impact which is unacceptable to the area.

The effect on the character of the neighbourhood, possible noise and disturbance.

The overlooking of four flats into Crabtree Place and loss of privacy.

The adverse impact which the proposed development has on the character of the neighbourhood and on the residential amenity of neighbours.

The effect on the development on the character and appearance of the conservation area.

The ugly design of having a large void on our party wall and the large windows as well as windows on the sides of the development that overlook No 9 and No 10 Crabtree Place.

The plan of 4 terraces and windows gaining commercial advantage in using the Crabtree

Fields party wall. This is a public park that is enclosed and no other development proposal has windows on its party wall.

House extensions in the conservation area must not significantly enlarge the overall size of the house, and the cumulative size of successive extensions needs to be taken into account in this calculation compared to the size of the house as originally built.

The issues of density and overdevelopment of the site needs to be considered.

The design including bulk and massing, detailing and materials is ugly. The new proposed development does not fit in to the back of the other houses. It is the only house with this large proposed bulk and massing at its rear.

Listed Building

No 26 Charlotte Street is a listed building

No 26 Charlotte Street is a listed building and is next door to the proposed planning application of 28 Charlotte Street.

No 26 Charlotte Street is Terraced house. c.1766, altered early C19. Stucco with felted mansard roof and dormers. 4 storeys, attic and basement. 3 windows. Early C19 stucco shop frontage with 3 round-arched openings with pilasters and architraves. Entablature with triglyph frieze and block mutule cornice. Central window with radial glazing bars to top portion and small panes; Greek fret panel below. Flanking doorways with patterned radial fanlights and double panelled doors. Architraved, recessed 2-pane sash windows. Bands at floor levels. Cornice and blocking course.

The new proposals for 28 Charlotte Street will have a detrimental effect to the visual look of the back of the listed building no 26 Charlotte St which not have the large bulk builds up proposal.

The proposal of this large bulk build-up is out of character with the entire strip of housing at the rear of 28 Charlotte Street. Not one property as this intended bulk build-up.

If you view the properties from the back

No 22 Charlotte Street has no bulk build at the rear of the property.

No 24 Charlotte Street has no bulk build at the rear of the property.

No 26 Charlotte Street has no bulk build at the rear of the property.

No 28 Charlotte Street has no bulk build at the rear of the property.

No 30 Charlotte Street has no bulk build at the rear of the property.

No 32 Charlotte Street has no bulk build at the rear of the property.

Only a site visit will be able to determine the above points I have made.

If No 28 Charlotte Street gets its planning permit approved then it will set a precedent

For the remaining properties to bulk build the rear of their properties.

No 28, No 30 and No 32 Charlotte Street share a joining wall with the Crabtree Fields Park.

Overbearing

The proposal is overbearing, out of scale and out of character in terms of its appearance compared with the existing development in the vicinity.

A higher standard of design is expected in a conservation area and it affects the setting of a number of historical buildings in the area.

Councils are under a legal duty to have particular regard to the desirability of preserving or enhancing the character and appearance of a Conservation Area. The impact of this development on the landscape in this conservation area has to be considered carefully.

IVY cut down on party wall.

For over six years there has been beautiful ivy growing on the party wall between 28 Charlotte St and Crabtree Place.

The owner cut down all the IVY without the permission of the residents who own the freehold and no permission was granted by the freeholder. I note now the owner of 28 Charlotte Street describes in his planning application that the wall is

'in a state of disrepair and uneven and poorly finished'

No 28 Charlotte St has created this look of disrepair for the purposes of their planning application.

The enjoyment of a view is an important part of the residential amenity of a neighbouring property, and this proposed development will have an adverse impact on the residential amenity of the properties in Crabtree Place.

I am the closest to this conversion than anyone.

My Wall is the party wall of the rear of the single dwelling house for conversion.

I will be affected greatly by this conversion and object strongly to it.

The two windows on the plan will face my residence are on the party wall and face my bedroom. The living areas of all four flats are next to my bedroom. I undertake private legal work in this room as it is free of noise and any disturbance. I undertake cases that are highly sensitive to the state and require immense concentration. That is why I live in Crabtree place and that is why I live at the end of Crabtree Place. It is secure and no noise. This development will increase noise as well as living noise from the 4 large living areas and 4 open terrace areas at the rear and next to my property. The distance between my residences is 2metres. The underground excavation work is next door to my bedroom. The fact that the owner has indiscriminately cut the IVY from the party wall without the freeholders consent is an indication that anything is possible. The extra storey on the plans will cut light from my property. It is already heavily built up area and my property will be darkened considerably.

The facade does not match or fit in with the garden square, which is a cohesive public space enjoyed by all the residence and public at large in the conversation area.

In addition, the proposed development will be well above my dwelling and resulting in a significant loss of light to my apartment.

I undertake my work in the room that will be affected in terms of light.

The proposal will be so close and so high that I do not see how it will not affect my dwelling.

Having studied the proposal, I have serious concern that extensive disturbance will incur during excavating the basement, and with profound disruption in terms of noise, dust and vibration, as the case may be.

Basement Development & Excavation

The excavation is 1 metre from my bedroom. It is a space that I use to sleep and undertake my case readings. I am a prosecutor for the Crown Prosecution Service and my work involves reading case files, analysis of cases and preparation. I undertake these activities in my bedroom as it is a space that has no noise. The excavation of a basement will have significant impact on my work and daily life with noise, dust and excessive build up.

Private Matters

I have an allergy to dust and I do not know how I will be able to survive during this intended construction.

My 80 year old mother also visits me regularly and she will be affected by this proposal as she also comes to my residence to enjoy her peace and quiet. I am a carer for my mother.

An assessment is required against the Council's planning policies and guidance in terms of the structural ground and water conditions of the relevant site prior to the planning decision to determine and assess any harm this excavation for a basement will have on my property which is 1 metre away and the character and amenity of the area.

The Basement development and excavation is of great concern to me and my neighbours at Crabtree Place.

Conclusion

I strongly object to the proposed development and request the Council to consider its rejection.

If this application is to be decided by councillors, please take this as notice that I would like to speak at the meeting of the planning committee at which this application is expected to be decided. Please let me know as soon as possible the date of the meeting.

Please contact me via email as well as telephone call.

Sincerely

Edward Aydin

10 Crabtree Place

London

W1t 2AT

