

Phillips, Kate

From: 
Sent:
To: Phillips, Kate
Subject: FW: Notice of works to 18 Goldhurst Terrace
Attachments: 00917B_002_Additional Dims.pdf

Dear Kate,

I enclose herewith the response from the Architects and as you can see they admit that there will be privacy issues and their argument that the window is glazed presently is not a defence as it could change tomorrow and replace the present window with one that opens. It would then be a problem as we will not be able to remove the staircase. The staircase is very close to the window, by their admission of only .75m, which will restrict the window to be fully opened because of the proximity of the staircase.

Secondly there is also an admission of the light been restricted and if they admit that it is small you could bet that is bigger than they are admitting.

The distance from the wall to the end of the staircase as presented is 3.6m but if you look carefully it is only 1.6m from the main pole holding the staircase.

I strongly believe that and also by their own admission the Architects stating that the staircase has an impact on the light and privacy of the downstairs flat

The other question that remains unanswered is the access needed for such work and what proposals are there to guarantee the safety of the tenants and the inconvenience it will cause.

Nothing has been communicated on this at all.

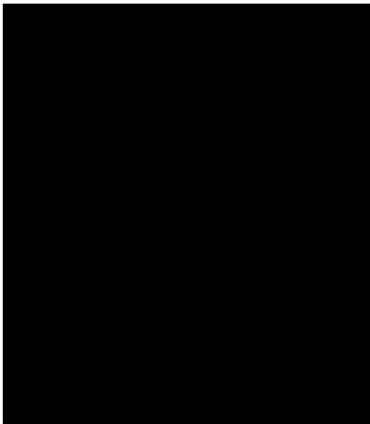
I strongly recommend that before any consideration is given for approval by the council the Architects will need to convince me by further discussions and finding a better solution.

I hope that you will take my objections seriously and give an opportunity to protect my interests.

I like also to thank you for giving me the extension to seek clarifications from the other side.

I look forward to your response.

Kind Regards



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From: [REDACTED]
Sent: 8 October 2015 7:21 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Notice of works to 18 Goldhurst Terrace

Dear Mr Philis

Thank you for your email. Please see the answers below to your questions.

As noted on the attached drawings I have shown two more dimensions. The distance from the wall to the end run of the stair is 3.69m and the closest that the staircase gets to the external wall is 0.75m. Naturally we have to keep the stair as close to the building so it won't impact on the overall appearance of the rear elevation.

The proximity to the first floor window is only for three steps as it then spirals away. I understand your concern for privacy however that window is already obscurely glazed which should mitigate any privacy issues as much as possible. With regards to daylighting, naturally there will be an impact – however we are keeping this to a minimum by making the design of the stair as minimal as possible, using railings to allow light to still pass through.

I trust this answers your questions and would remind you that any formal representation must be sent to Kate Phillips at Camden Council - Kate.Phillips@camden.gov.uk with reference number 2015/4321/P.

Kind regards

Ross Pirie
Architectural Assistant

John Thompson & Partners
T +44 (0)20 7017 1780

From: [REDACTED]
Sent: [REDACTED]
To: Ross Pirie
Subject: RE: Notice of works to 18 Goldhurst Terrace

Dear Mr Pirie,

After studying your plans I have certain questions which I need answers and I would appreciate if you give some details as to the Staircase in relation of blocking the light from the two windows and also how far would it from the door opening to the Garden.

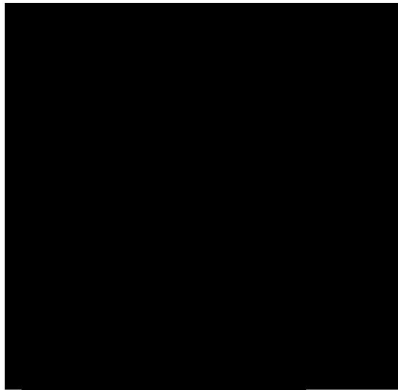
From the way I look at the plans it seems to very close to the first floor window and slightly further from the ground floor window.

These windows are important as the first floor window is the bathroom and the second window is the toilet downstairs which will make both rooms dark and of course it will make it difficult to have the window open for privacy purposes.

I would appreciate a more detail explanation on the above points and any other you may consider important for me to know in order to make a sound decision.

I would appreciate your early attention to this.

Kind Regards



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From: Ross Pirie [<mailto:rxp@jtp.co.uk>]
Sent: 18 September 2015 5:30 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: notice of works to 18 Goldhurst Terrace

Dear Mr Philis

Thank you for confirming. My apologies, I was under the impression that this had previously been discussed with you. However I can confirm that the tenants of 18A have been made aware of these proposals.

Please find attached our drawings – existing and proposed. If you have any questions regarding them, then please let me know.

Any representations that you wish to make regarding these proposals should be done through the council. I would ask that you email Kate Phillips Kate.Phillips@camden.gov.uk with reference number 2015/4321/P.

Kind regards

Ross Pirie
Architectural Assistant

John Thompson & Partners
T +44 (0)20 7017 1780

From: [REDACTED]
Sent: [REDACTED]
To: Ross Pirie
Subject: RE: Notice of works to 18 Goldhurst Terrace

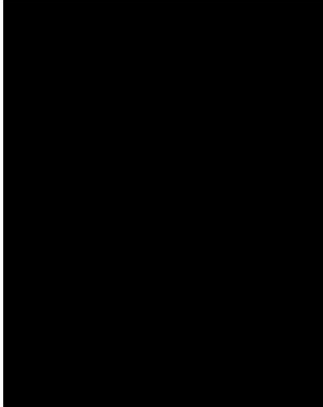
Dear Mr Pirie,

I received your email and I am surprised of the content of this email as I have not spoken with Mrs Hoffman for some time now and I do not recall discussing the issue of the staircase.

Mrs Hoffman did not pre warn me of her intentions and I will be emailing her today and ask for some explanations as the other tenant has to be informed of the plans as they may have some objections as to where the staircase will be placed.

I would appreciate a copy of the plans submitted to Council and I would write to you of my views.

Kind Regards



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From: Ross Pirie [<mailto:rxp@jtp.co.uk>]
Sent: 17 September 2015 9:04 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: notice of works to 18 Goldhurst Terrace

Dear Mr Philis

Please find attached notice, as required by the council, for the works we are proposing at 18 Goldhurst Terrace, which I believe you have briefly discussed with our client Ms. Eva Hoffman. The drawings can be accessed online through Camden Councils website or for your convenience we can send these by email to you.

I would be grateful if you could confirm that you have received this email and its attachment.

Kind regards

Ross Pirie
Architectural Assistant

John Thompson & Partners

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