



AZ URBAN STUDIO

Magdalen House
136-148 Tooley Street
London SE1 2TU
Telephone 020 7234 0234
Facsimile 020 7403 9030
azurbanstudio.co.uk

Mr Gideon Whittingham
Planning – Development Management
London Borough of Camden
5 Pancras Square
London
N1C 4AG

sent by email to: planning@camden.gov.uk

26th August 2016

Dear Mr Whittingham,

Re: 11 Fitzjohn's Avenue – 2016/4057/P

I write on behalf of my clients Mr and Mrs A Nedungadi, owners of 9 Fitzjohn's Avenue which is immediately adjacent to the application site.

My clients are pleased to see the investment proposed in upgrading the property at no.11, but do have some specific comments regarding some detailed aspects of the proposal that they wish to raise and would appreciate consideration being given to by both the applicant and the Local Planning Authority.

1. Design and appearance – the existing single storey rear extension

The existing single storey building present in the garden of no.11 is significant in footprint, utilitarian in appearance, and harmful to the character and appearance of the conservation area. Whilst it is appreciated that the structure is existing and lawful, my clients consider that the opportunity to remove it or significantly enhance its appearance exists in association with the wider development at the site. This would not only enhance the setting of the building at no.11 and the character of the wider area, but would also re-establish the original garden area to the property that could address the amenity space considerations raised in (3) below.

2. Privacy and overlooking

At present there are obscured glazed rooflights in the roof of the single storey rear extension to no.11, which prevent direct internal views from the upper floors of neighbouring buildings. The proposed roof plan

Planning & Development Consultants

Regulated by RICS
Company registration no. 3072755
VAT Registration no. 662 8061 32



AZ URBAN STUDIO

Magdalen House
136-148 Tooley Street
London SE1 2TU

Telephone 020 7234 0234
Facsimile 020 7403 9030
azurbanstudio.co.uk

indicates the installation of extensive roof level glazing to the existing single storey rear extension to no.11 (which is to be detached to form a separate building) which will allow direct views in to those two proposed residential units from the upper floors of numbers 9, 11, and 13, creating unacceptable lack of privacy for the occupants of those two new units. The occupants of no.9 also have no desire to look directly into the new residential units proposed when enjoying views from their own rear windows.

3. Private and communal amenity space provision

It is important to note that the existing rear garden to the 11 Fitzjohn's Avenue provides a communal amenity space available for the use of all residents of the building.

The proposed development fundamentally changes that situation, and seeks to create a large number of flats in the main body of the building, many of which have very limited amenity space, or none at all in some cases. The former communal garden area is proposed to be divided into two sections to be allocated to the two units formed from conversion of large and unattractive single storey garden building.

We would question whether the proposed drawings accurately define the real extent of some of the proposed amenity spaces – for example, drawing 110/E Proposed Site Plan indicates a garden of approximately 4.5m depth to the ground floor south unit proposed at no.11, yet when examined on site it appears that depth would be much less.

In summary, for such an intensive development of flats upon the site, the private amenity space associated with many of the units appears either poor quality or deficient in size, or both. Further, there is no provision of any communal amenity space associated with the development, but rather a loss of the existing communal amenity space to facilitate the development of two backland residential units with poor outlook. We consider this to conflict with policy DP24 and further guidance provided in Camden Planning Guidance.

Planning & Development Consultants

Regulated by RICS
Company registration no. 3072755
VAT Registration no. 662 8061 32



AZ URBAN STUDIO

Magdalen House
136-148 Tooley Street
London SE1 2TU

Telephone 020 7234 0234
Facsimile 020 7403 9030
azurbanstudio.co.uk

Conclusion

The owners of no.9 wish to see the building at no.11 refurbished to a high standard commensurate with the conservation area location, and good quality housing accommodation created. For the reasons set out above they consider the current proposal does not achieve those objectives, .

Yours sincerely



Martin Harradine BA MA MSc MRTPI
Director (Planning)

Planning & Development Consultants

Regulated by RICS
Company registration no. 3072755
VAT Registration no. 662 8061 32