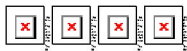


Dike, Darlene

From: Marfleet, Patrick
Sent: 09 September 2016 12:20
To: Planning
Subject: FW: 2016/4699/P - 52 B SARRE ROAD correspondence

Patrick Marfleet
Planning Officer

Telephone: 020 7974 1222



From 1 October 2016 you will not receive a letter from us if your neighbour submits a planning application. You can still find out about planning applications:

- on new improved posters on lamp posts
- by signing up to [planning e-alerts](#)
- in the planning section of the [Camden Account](#)
- through adverts in the Camden New Journal and Ham & High

You can [sign up](#) to our new and improved planning e-alerts to let you know about new planning applications, decisions and appeals.

From: Emmanuel Brandariz [REDACTED]
Sent: 07 September 2016 21:23
To: Marfleet, Patrick
Subject: 2016/4699/P - 52 B SARRE ROAD, LONDON NW2 3SL

Hello Patrick,

I wanted to thank you again for the call today and on Monday and all your advice that I passed on to the architect to follow them exactly. We have removed the roof terrace, and copied 17 Sarre road and made sure of the rule regarding the 500mm on each side.

Also I just wanted to send you an email following the response from Ben and Ellie from 52a Sarre Road so you can include this email in your report to go with their response.

I was really shocked and disappointed to see the response from Ben and Ellie, 52a Sarre Road. We had a very good relationship with them (their kids were at our house every Sunday to play with our cat for example) until 2 months ago when they moved out. Since then, we haven't really had any news until this response. Indeed they have decided to move out to Canterbury (Ellie lectures at Canterbury university) and sell their flat at 52a Sarre Road. You can see it listed on Rightmove or Zoopla or on the website of the estate agent Chelsea Square (<http://www.rightmove.co.uk/property-for-sale/property-43126962.html>). Unfortunately, despite our efforts to talk about the conversion, they have not been open to a discussion / exchange of ideas to reach a good solution for all, which would have obviously been by far the best option - I understand from any conversations that they are most concerned with when any work would take place given the sale.

I feel their response is not favourable to the long term interest of the area and the community. They don't live here anymore (flat has been empty for 2 months) and their flat will be sold very soon. I believe responses like the one we can see on the application of 17 Sarre Road (making sure families stay and a real community is created) are more positive and long term views.

We will have our first child in March and our hope is to have a nice family room to welcome her or him. There most definitely won't be 5 bedrooms also (there are not enough rooms and space for that, nor any kind of desire). Our thoughts are more 3

bedrooms and an office – a nice family home that we intend on living in for many many years. Whilst we would of course love to be able to have a house with a garden and have our child paddle in a pool as Ben and Ellie have, we are not in any way asking for a share of their garden – we are looking for all parties to have the best quality of life possible at number 52. Indeed, 52a has already profited from an extension to their property with the glass conservatory (and indeed our neighbours at 54 have done the same, although chosen a brick, not glass extension to increase privacy) – we are just looking to have a slightly larger space too for our family. As you can see, whilst a roof terrace may have been a dream (and who can blame anyone for that), I think we can be very sympathetic to Ben and Ellie's objections and prior to this, having spoken with you, removed this without so much as the slightest objection.

Without the terrace, regarding the privacy nothing will change. I am quite surprised they have written they have not been overlooked in their garden until now given directly opposite their garden on an elevated platform is a row of 3 storey houses (with a multitude of residents given size) – you can see these in the photos included on Right Move (picture below and attached to this email too). Each of these windows have a very clear view given elevation and the height of the building, as do our neighbours, so it's a real shame and quite perplexing that Ben & Ellie feel any conversion we make would detract from their privacy more so.



Also, from their conservatory and their garden they have a direct view in 3 different rooms of our flat... and we have the view on the garden and the conservatory from these 3 rooms. But there hasn't been any complaints from them or us about privacy as we lived in a very good atmosphere and a lot of respect of each other's during their time here. That won't change with the erection of a dormer and we won't gain more view to their property – more specifically, given angles, it would not be possible to look back from the dormer to view their conservatory. There are many dormers with glass panels in the area (17 Sarre road for example or on Gondar Gardens or on Aldred road) and people get on very well. We were aiming to create a conversion more in-line with the majority of houses on our street – the majority of those with conversions have indeed gone for dormers. We also felt this would be more aesthetically pleasing than doing the 2 small dormers which were agreed via planning permission for 52b back in 2006. Indeed, any kind of conversion would change the appearance of the property, but we are not proposing anything which has not already been done on our street by many different houses – much in the same vein as I am sure several other houses have also put up a conservatory (like 52a or 54 Sarre Road), which in itself would not have existed 100 years ago.

Also, Ben and Ellie mention the deed of variations regarding the loft. This was done through the purchase of the Freehold (which they benefited from as the Freehold now belongs to the 2 flats) and they didn't have to pay for it. They asked too to increase the service charge for our flat (and reduce the one for their flat) for us to be able to use the loft, which we agreed to. It now seems surprising that they object to the house being used 'differently' than it was in previous decades, despite previously encouraging this for a financial gain (or a financial gain to indeed pass on to new buyers).

I feel taking into consideration this response would be unfair as Ben and Ellie don't live here anymore, are selling the flat and won't be the owners of the flat by the time the works are finished. Plus, we truly want the new owners and our family to have an excellent quality of life for many years to come at 52 Sarre Road. The works won't affect Ben & Ellie at all and their interest is favoured towards their short term project of selling the house but is not in favour of creating communities, keeping families and creating habitable space in Camden. And I think these are main objectives of Camden council. We also want the new owners to be happy and live in harmony with us – we are sympathetic towards the view of the terrace, but struggle to understand the objections to a dormer.

Sorry my email is so long but I was really shocked and disappointed to see this response especially from people who have moved out and were not around and open for discussion last month.

Regards,
Emmanuel