

Dear Sir / Madam,

Our upstairs neighbours, Emmanuel and Kate Brandariz of 52b Sarre Road, have put in a planning application for a hip to gable loft conversion with a rear dormer running the width of the property and a roof terrace. We wish to raise some issues and objections to this application.

Firstly, the plans that their architect, Mr. Michalina Tar of Build London Architecture, has submitted, are incomplete and omit parts of our three-bedroom ground floor garden flat that have an immediate bearing on the application. As you will see from my corrected version of the plan that is attached to this letter, a glass roofed conservatory extends out from the side of the rear of the building (where our main bedroom is) on one side, and a small extension to the main bedroom extends out on the other side of the rear of the building. This makes the ground floor one large oblong shape (with a bay window at the front) rather than the shape with a narrower rear that is shown on Mr. Tar's plan.

It is important to note that the conservatory is not simply a place to sit, but is an integral part of the flat. The doors to the main bedroom are accessed from the conservatory: my wife and I cannot go in or out of our bedroom without walking through the conservatory. This includes any use of the bathroom and toilet and kitchen which are all on the other side of the conservatory to the main bedroom.

The proposed roof terrace means that anyone using the terrace will be able to look directly down, through the glass roof, into an important part of our flat. This will be inhibiting for anyone coming and going from the back bedroom and using the conservatory, and represents a significant reduction in the degree of privacy that we have enjoyed for the nine years since we purchased our flat. Furthermore, the floor to ceiling glass frontage on the hip to gable rear dormer loft conversion will represent a further encroachment on the privacy of our conservatory and on the toing and froing of anyone using our main bedroom. The proposed loft conversion is designated as a 'large living room and kitchen area' meaning that it will likely be the most used part of flat 52b during waking hours. No matter how considerate the people in 52b may be, under the proposed arrangement we will always feel exposed using the spaces to the rear of our flat. I know that a view of our conservatory is already afforded to the bedroom overlooking it on the first floor, but this view is tangential, and there is, anyway, a big difference between a glance from a bedroom window, and a full view from a roof terrace, or from the floor to ceiling glass frontage of an open plan living space.

There is also a skylight at the back of the kitchen (adjacent to the conservatory) that will be open to views directly down on it from the roof terrace and glass fronted living area.

Perhaps the greatest impact that the proposed changes to 52b will have on our property is on the use of our garden at the rear of our flat. When we purchased our flat nine years ago we were buying a three-bedroom garden flat with limited views into it from surrounding properties and a large degree of privacy. Our kids, one and three when we moved in, have been growing up in this garden, chasing each other around, and splashing about in a paddling pool in the summer. My wife spends a lot of time out there gardening, and sitting in the sun when it shines. Anyone using the garden in the future will feel a lot more inhibited and self-conscious if they are overlooked by people on a roof terrace, or in a floor to ceiling glass fronted living area. Again, I know that 52b is already afforded a good view of the garden from the bedroom at the back of the first floor, but once more, there is a big difference between a glance from a bedroom window and people sat out directly above you on a

roof terrace, or looking out from floor to ceiling glass frontage, no matter how nice those people might be.

Furthermore, anyone sitting in the garden and facing towards the house will be afforded a wide open view of the living room and kitchen area of 52b. Consideration of this fact makes clear that the proposed changes will significantly reduce the level of privacy between the occupants of the two flats.

The garden had been a communal garden shared between flats 52a and 52b when the house was first divided into flats in the 1970s. In the early 1980s the then owners of flat 52a purchased the exclusive use of the garden from the then owners of flat 52b for the considerable sum of over £10 000. Since then the outside area to the rear of the property has been for the exclusive use of the owners of 52a, as it was when we bought our flat nine years ago. What Kate and Emmanuel now propose represents a fundamental change in the use of the outside area to the rear of the building: what is essentially proposed is that the outside area is returned to a shared space. This is a fundamentally different arrangement to the one that existed when we bought 52a nine years ago, and also to the one when Kate and Emmanuel bought 52b just over a year ago.

The proposed changes also threaten a significant change in the balance between the two flats within 52 Sarre Road. A three-bedroom garden flat beneath a three bedroom first floor flat will, if the proposed works go ahead, have above it a two floor property with four or even five bedrooms, and the dimensions of a house. This has important implications, particularly if 52b is let to tenants in the future. Such a property could easily accommodate seven or eight tenants with the accompanying potential problems of noise, waste, parking etc.

We are not against Kate and Emmanuel carrying out a loft conversion. Far from it, we gave consent for a deed of variation that incorporated the loft space into their lease so that they could expand into it and make it a habitable area. We would be perfectly happy for them to carry out a conversion along the lines of our neighbour's at 54 Sarre Road (the other half of the semi-detached house to 52) which features the original sloped roof extended out to the side of the building with velux windows. This would meet Kate's and Emmanuel's wish to increase the value of their property and expand their living space, and would also have the merit of preserving the essential appearance of a hundred years old suburban semi, rather than imposing a very large box on the roof.

The first we knew of the extent of these proposals was when Kate and Emmanuel served us with a party-wall notice on 25 / 7 /16. Since then my wife and I have been through a lot of worry and stress and sleepless nights. I have had to do a lot of work involving the council, surveyors and neighbours, and going over various documents and online information in order to adequately respond to this situation. We expect to do some work and undergo some inconvenience in order for neighbours to be able to carry out a loft conversion and we are happy to co-operate. I feel, however, that many of the difficulties of the last seven or eight weeks could have been avoided had a more reasonable plan for conversion been followed. With this in mind, I hope that should any further planning application be necessary, than whoever makes it – Mr. Tar, or Kate and Emmanuel themselves – will pay close attention to the guidelines and advice offered by Camden Council and the government and submit a more sober and appropriate proposal.

Yours Sincerely,

Ben Metcalfe

Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed development at:

Name or flat number: FLAT B
Property number or name: 52
Street: SARRE ROAD
Locality:
Town: LONDON
County: LONDON
Postal town:
Postcode: NW2 3SL

Take notice that application is being made by:

Organisation name: BUILD LONDON ARCHITECTURE
Applicant name: Title MR Forename MICHALINA Surname TAR

For planning permission to:

Description of proposed development: HIP TO GABLE LOFT CONVERSION WITH TERRACE HOUSE , TWO ROOF WINDOWS TO THE FRONT ROOF SLOPE.


Local Planning Authority to whom the application is being submitted: CAMDEN COUNCIL

Local Planning Authority address: LONDON BOROUGH OF CAMDEN
2nd FLOOR, 5 PANCRAS SQUARE
c/o TOWN HALL, JUDD STREET
LONDON WC1H 9JE

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory:

Signatory: Title MR Forename EMMANUEL Surname BRANDARIZ

Signature: 

Date (dd-mm-yyyy): 23/08/2016

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.

'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

Print Form



26/08/2016
 Plans recently submitted,
 2-3 weeks before registration.
 Then 2-3 weeks to make objections

REVISION HISTORY	CODE	DATE

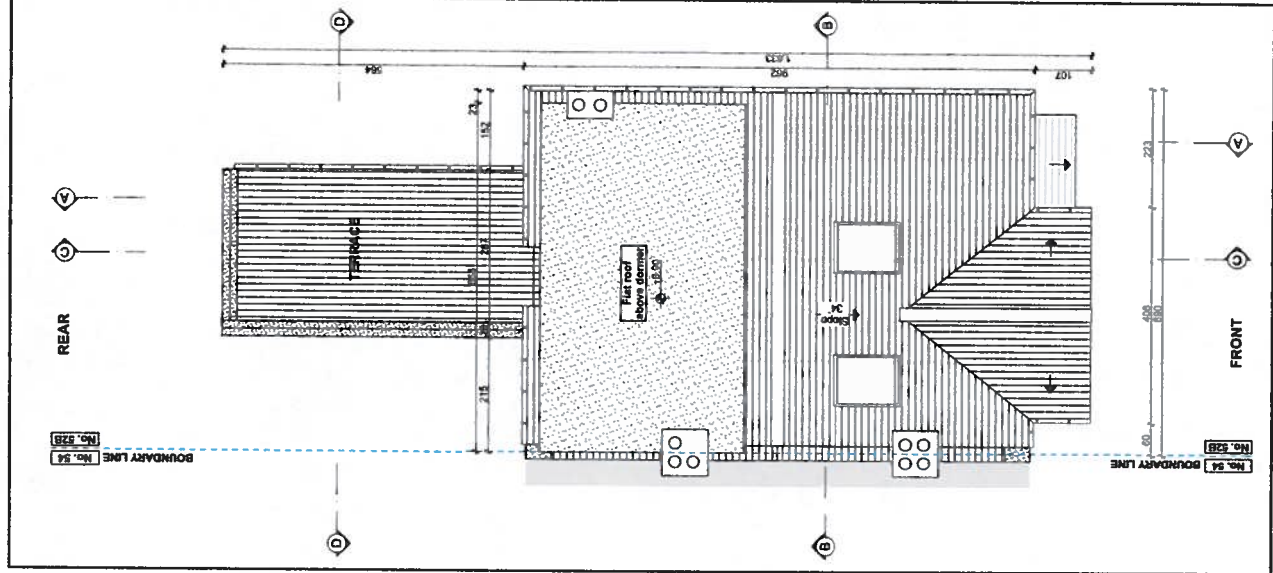
build LONDON
 ARCHITECTURE
 34-38 OLD DEVONSHIRE ROAD, BALHAM,
 LONDON SW12 9PB
 Client: www.buildlondon.com

EMMANUEL BRANDARIZ

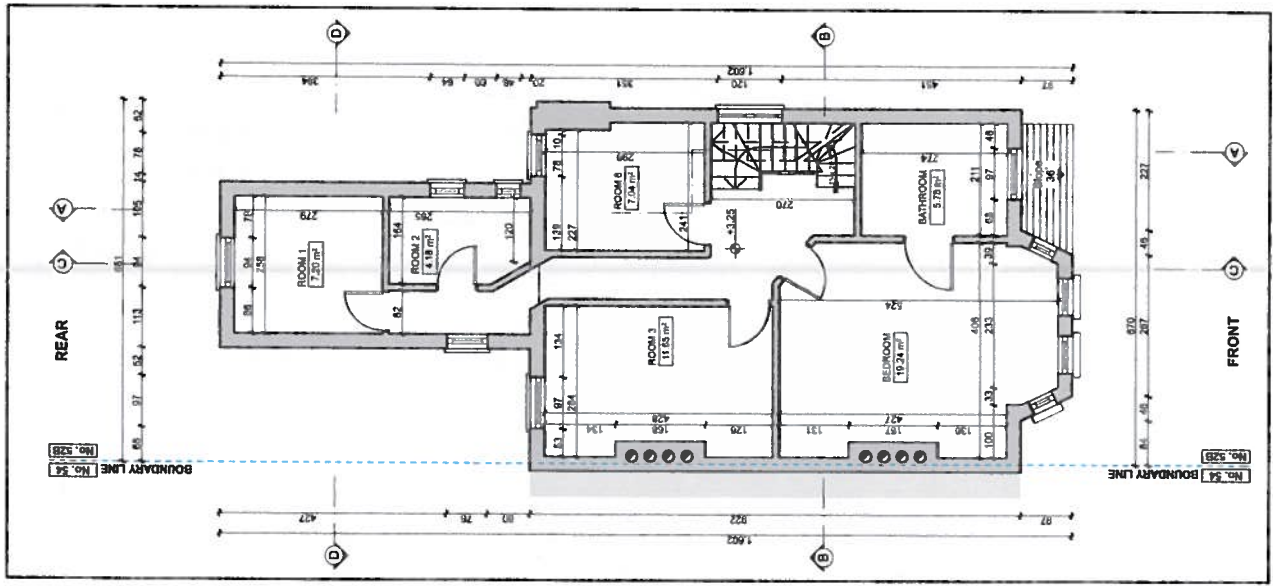
H2G REAR DORMER LOFT CONVERSION

52B SARRE ROAD, LONDON, NW2 3SL
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FLOOR PLANS - PROPOSED

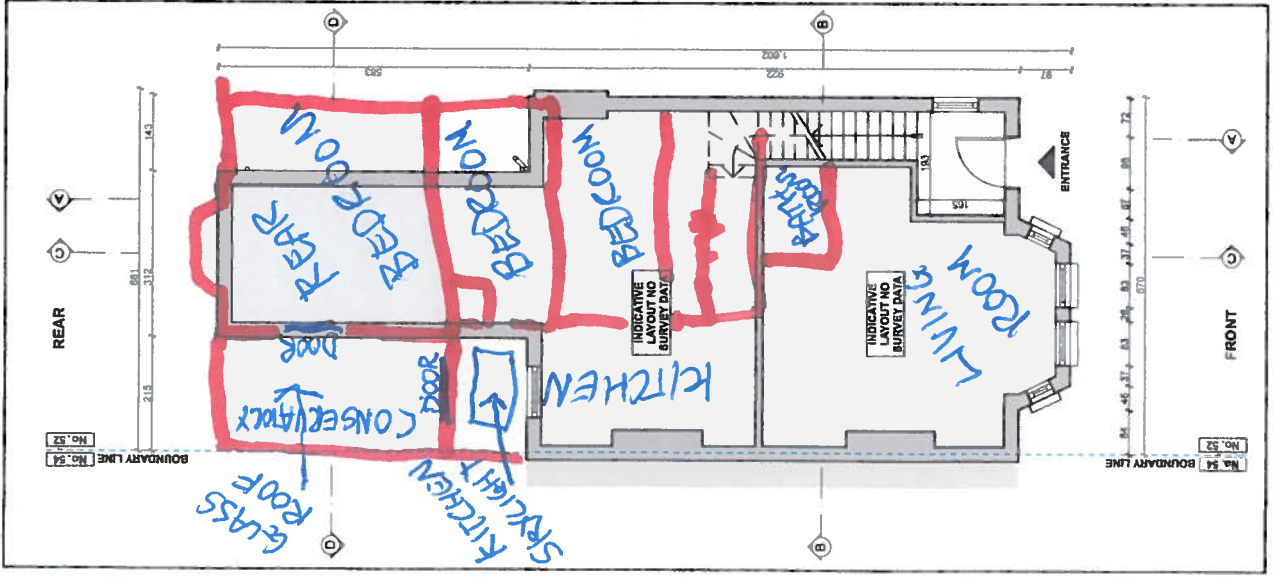
Drawn by / Date	Checked by / Date
NP /MT 15.08.2016	MT 15.08.2016
Scale	Drawing Status
1:100@A3	PRELIMINARY
Drawing number	Revision
16181_PRE_01	A



ROOF PLAN



FIRST FLOOR PLAN

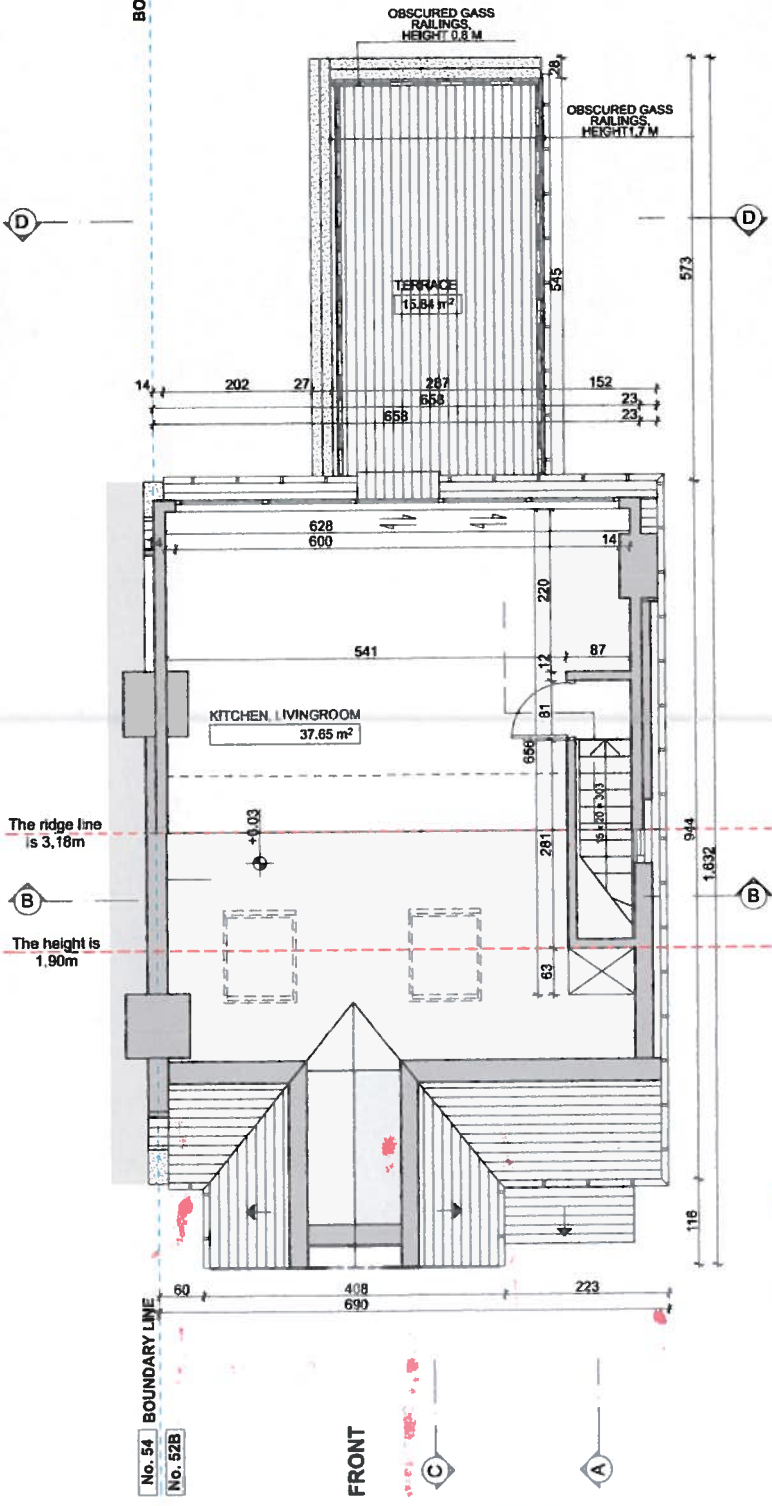


GROUND FLOOR PLAN



BOUNDARY LINE No. 54
No. 52B

REAR C A



The ridge line is 3.18m
The height is 1.90m

No. 54 BOUNDARY LINE
No. 52B

FRONT C A

LOFT PLAN

REVISION HISTORY	CODE	DATE

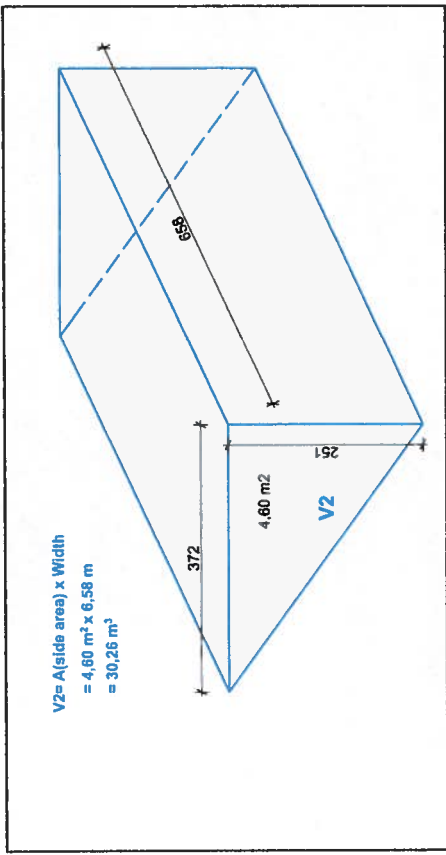
build LONDON
ARCHITECTURE
148 RIVER STREET, LONDON E1W 3AA
020 7323 8580
www.buildlondon.co.uk

Client: EMMANUEL BRANDARIZ
Project: H2O REAR DORMER LOFT CONVERSION

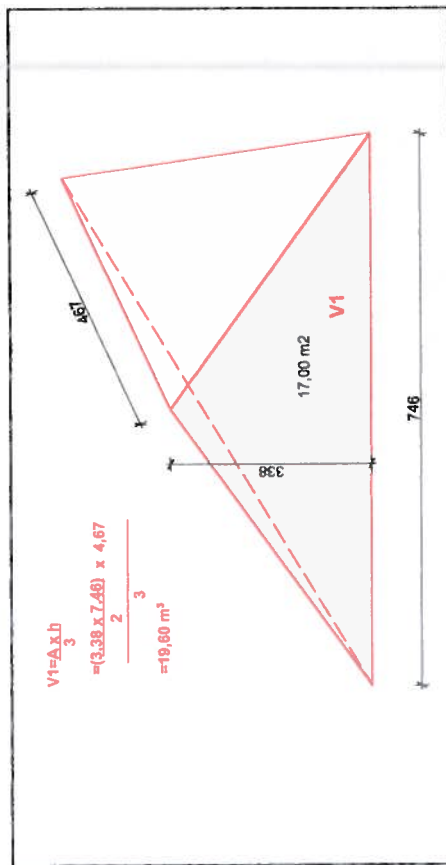
558 SURREY ROAD, LONDON, NW2 3SL
Drawing Title: LOFT PLAN - PROPOSED

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1:50@A2 WORKING DRAWINGS
Drawing Number: 1.6181_PRE.02
Revision: 0

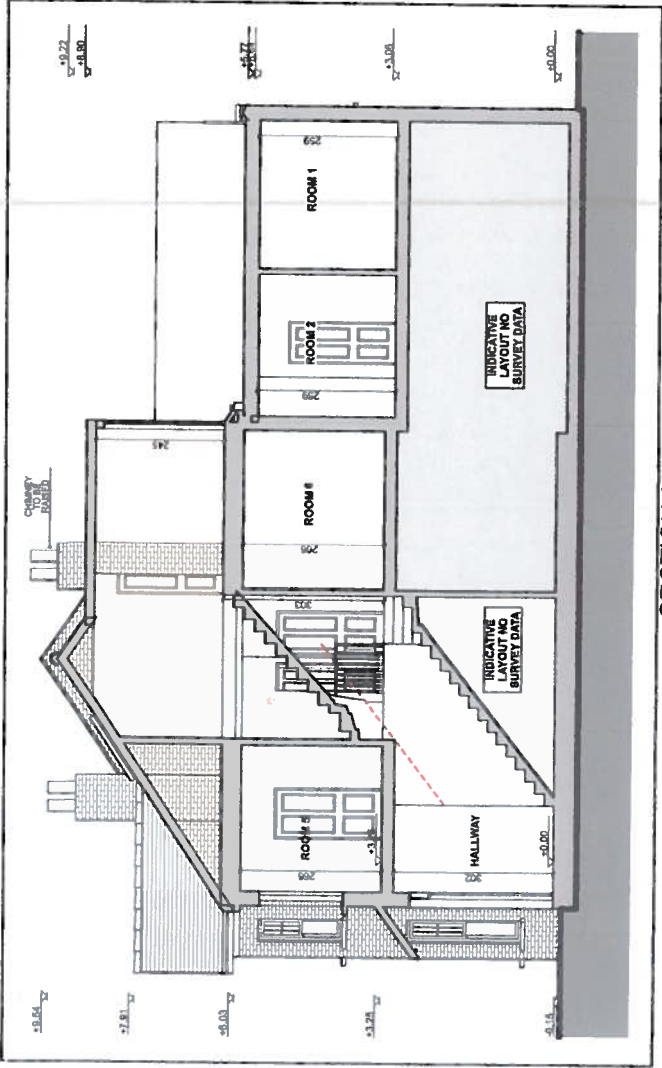


Worksheet

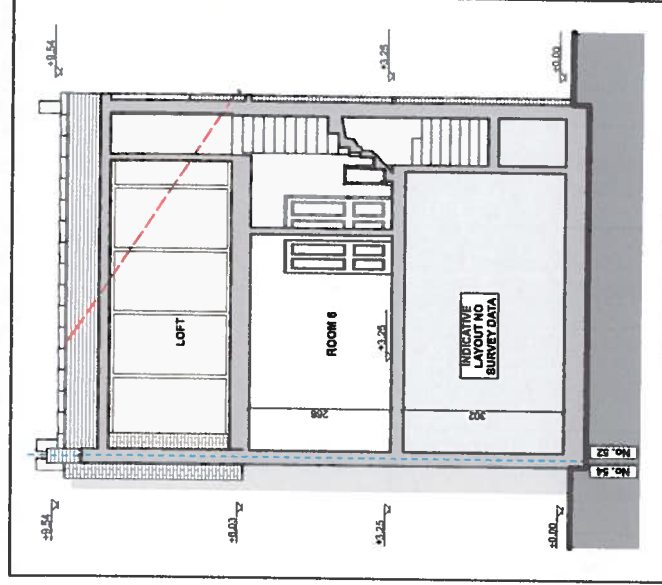


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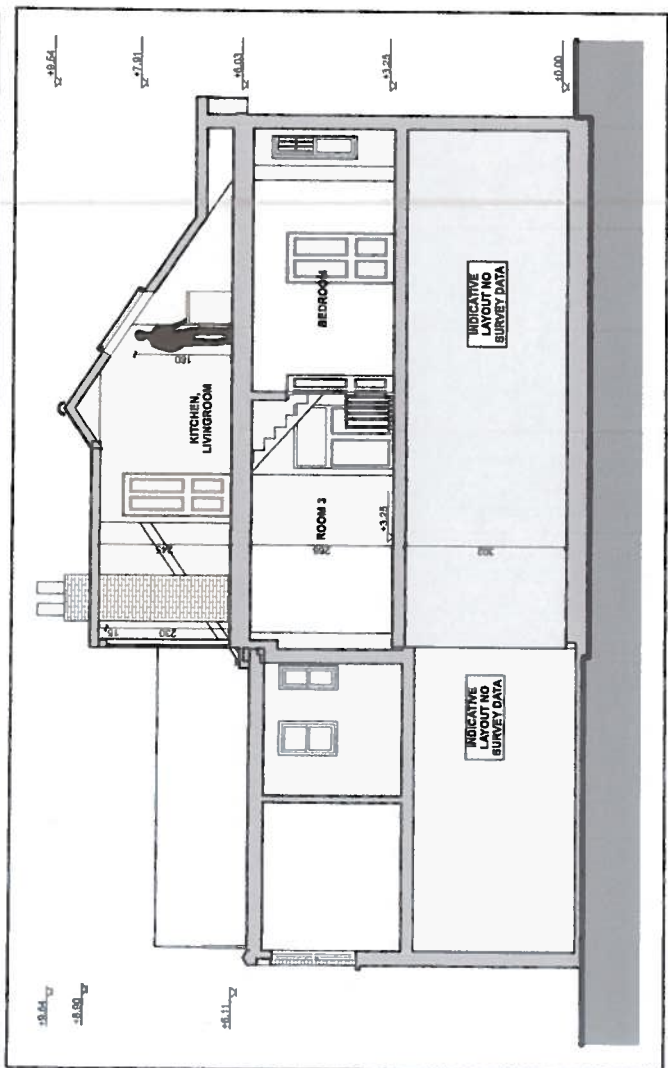




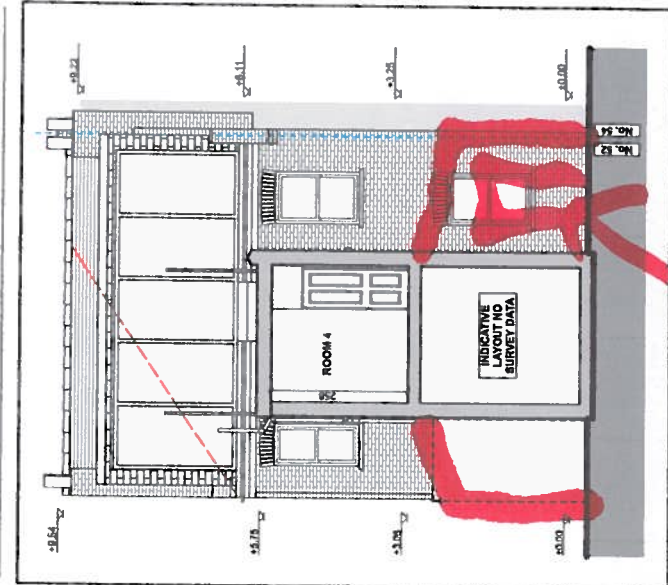
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D



SCALE

REVISION HISTORY	CODE	DATE

build LONDON
 ARCHITECTURE
 34-38 OLD DOCKSIDE ROAD, BAYHAM,
 LONDON SW17 7PR
 TEL: 020 8333 0000 | ARCHITECTURE@BUILDARCHITECTURE.COM | WWW.BUILDARCHITECTURE.COM

Client: **EMMANUEL BRANDARIZ**

Job Title: **H2G REAR DORMER LOFT CONVERSION**

528 SARRE ROAD, LONDON, NW2 3SL

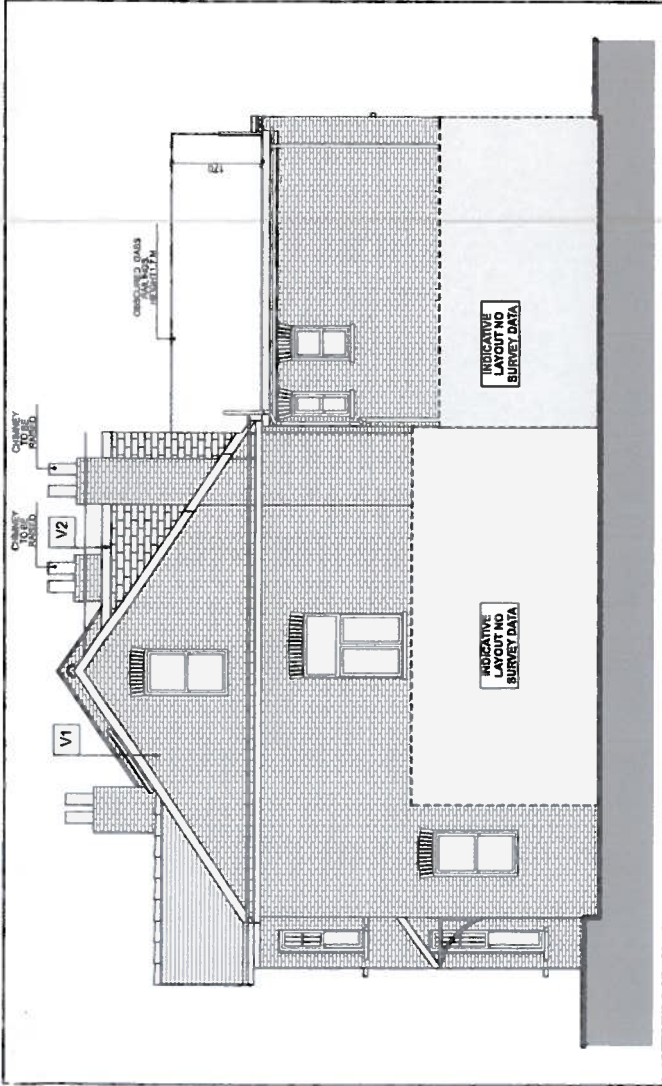
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Drawn by: NP / MT
 Date: 15.08.2016

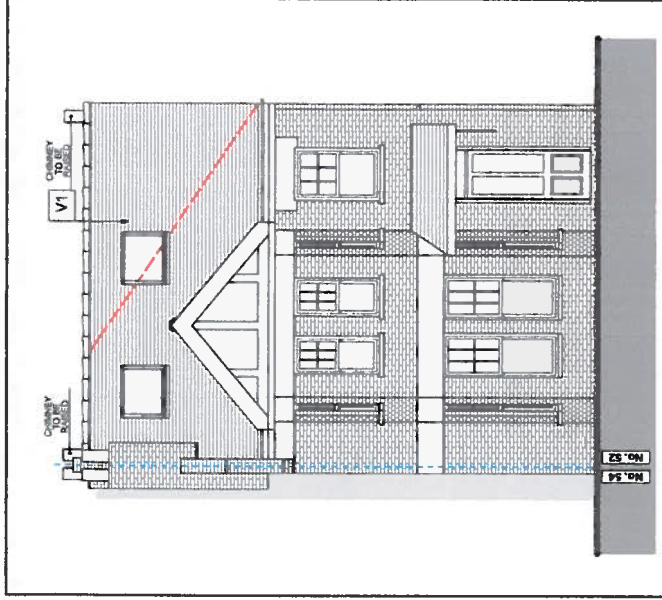
Checked by: MT
 Date: 15.08.2016

Scale: 1:100@A3
 Drawing Status: PRELIMINARY

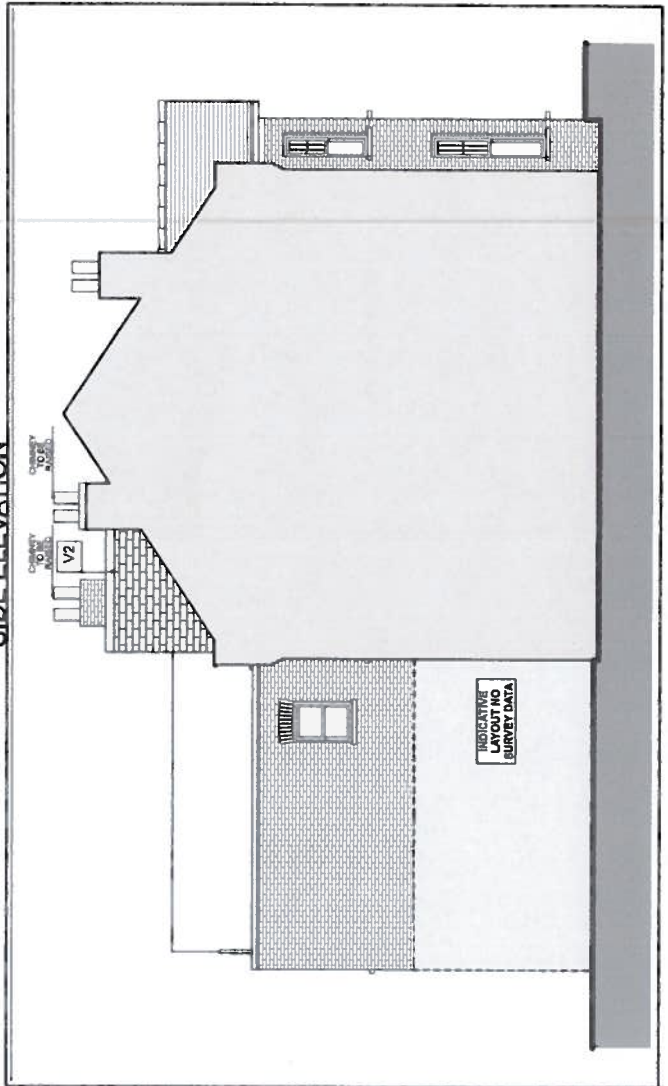
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 Revision: A



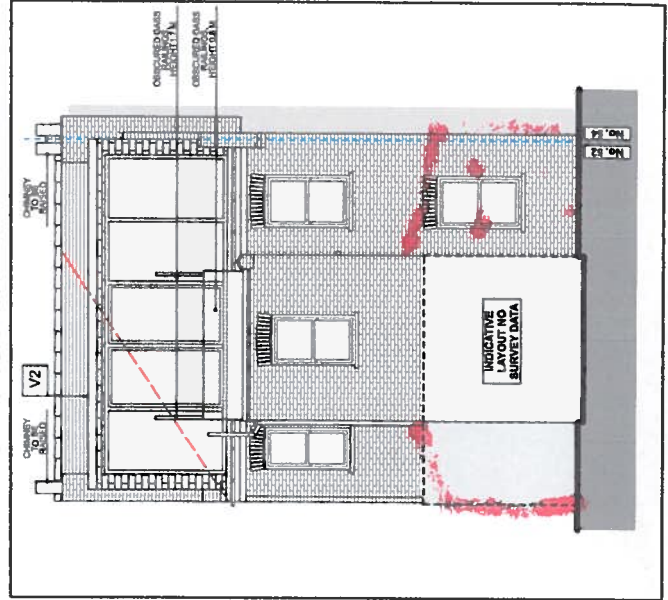
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

REVISION HISTORY CODE DATE

build LONDON
ARCHITECTURE
34-38 OLD PENYNGE ROAD, BALWAL,
LONDON SW13 9PB

CLIENT
EMMANUEL BRANDARIZ

JOB TITLE
**H2G REAR DORMER LOFT
CONVERSION**

528 SARRE ROAD, LONDON, NW2 3SL
Drawing Title
ELEVATIONS - PROPOSED

Drawn By Date Checked By Date
NP /MT 15.08.2016 MT 15.08.2016

Scale Drawing Status
1:100@A3 PRELIMINARY

Drawing number Revision
16181_PRE_04 A

SCALE