



For the attention of Darlene Dike,

Re: Planning Application Consultation - Application Ref: 2016/5052/P
Flat A, 95 Torriano Avenue, London, NW5 2RX
Erection of rear outbuilding following excavation to rear garden area

Below please see my comments with regard to the above mentioned planning application. As there is no option to attach photographs to the planning comments via your website, I send my comments including a photograph which I think important with regard to this application. I have also submitted the same comments via your website without the addition of the photograph. If you could let me have your confirmation of the receipt of this e-mail please.

Kind Regards
Birgit Heyer
Flat 1 97 Torriano Avenue
Kentish Town
London NW5 2RX.

This rear outbuilding being applied for, has previously appear in an application **2014/6855/P** described as a "Writers cabin" together with an application for a rear extension to Flat A 95 Torriano Avenue. The writers cabin was withdrawn from this application, perhaps due to several objections. The extension was granted. A new separate application has now been submitted by the owners for an Erection of a rear building or Summer House. The details for this Summer House are the same as for the Writers Cabin which was originally withdraw. My concerns to the erection of a rear building or Summer House are therefore the same as they were for the Writers Cabin (as it was called in the previous application) namely:

1) A Summer House/Writers Cabin or Outbuilding is to be build at the end of the garden of 95 Torriano - complete with services. At present there is no structure at the end of the garden - not even a garden shed. None of the adjoining properties have permanent structures in their rear garden.

At present there are no buildings that have a window facing the rear of properties 93, 95, 97 and 99. The mews development at the rear of these properties does NOT have any windows facing these properties - only a very small opening with frosted glass. Building a summer house at the end of the garden will open a new window and therefore loss of privacy to certainly the above mentioned properties - if not others - which should be avoided under all circumstances.

A summer house complete with services would indicate more permanent use - at the moment the rear gardens - of the properties in the vicinity are quiet green havens - building a permanent structure in the rear of 95 would take away from this effect.

2) Adding a Summer House complete with services will increase the living space of Flat A 95 Torriano Avenue substantially, it will already be increased by the erection of the extension which was granted under application 2014/6855/P - erecting a further Summer house would substantially increase the traffic associated with this.

3) Further it was noted that the Existing Section BB drawing attached to the planning Documents shows the garden wall between 95 and 97 Torriano Avenue to be 1930mm in high. This is not correct. Without being able to take exact measurements, at the moment, the wall can be estimated closer to 1050mm. The current wall as seen from 97 Torriano Avenue is 15 courses high - each course being approximately 7cm - which would give a height of the wall to be close to 1050mm and not 1930mm. I attach a photograph of the garden wall between 97 and 95 Torriano Avenue which shows that the garden wall is approximately 15 courses high and therefore the drawings submitted with the application are incorrect.

This incorrect statement regarding the fence/garden wall between 95 Torriano Avenue and the adjoining properties ie. 93 and 97 Torriano Avenue was already pointed out on the previous planning application ie. **2014/6855/P** by Dr VGA Goss of 93a Torriano Avenue NW5 2RX in the comments section. There it states "We need to see both existing and proposed side elevations for 93/95 i.e., similar to Drawings No 604 and No 202 (the latter, incidentally, is incorrect because the existing fence is not 1930 mm high.)

So clearly the new Summer House would project in excess of 1500mm above the garden wall thus clearly overlooking and shading the garden of Flat 1 97 Torriano Avenue.





Dear Darlene,

Please find attached site photos relating to the above application. I am sending them directly to your email address as it is not possible to attach photos to comments made on the Camden website.

Kind Regards,

Jo Hordern

Flat 4
97 Torriano Ave NW5

photo sheet 1

Rear of Torriano Ave NW5,
Nos 97 - 95 - 93 (at edge of pic)
Picture taken from Torriano Mews.



EXISTING

brick wall to rear of # 95

Fence to rear of # 93

Boundary between # 95 & # 93

Photosheet 2

Gardens of Nos 93, 95, 97 Torriano Ave

picture taken from roof terrace of
Flat 4, 97 Torriano Ave NW5.

EXISTING



PROPOSED

