

From: ILuke [REDACTED]
Sent: 08 November 2016 08:09
To: Muthoora, Leela
Cc: Planning
Subject: 42 Fairfax Road London NW6 REF : 2016/5232/P - RC 08/11/16 logged

November 8th 2016

Leela Muthoora
LB Camden Planning

By email to:-

Leela.Muthoora@camden.gov.uk and
planning@camden.gov.uk

Dear Sirs

42 FAIRFAX ROAD LONDON NW6 REF. 2016/5232/P

Having carefully reviewed the proposals in this application we wish to register our strong objections.

Our principal concern relates to the size and bulk of the proposed new extension. These houses are quite narrow and the rear gardens are relatively small. You will have noted the relatively modest extension to the rear of No. 40 Fairfax Road (Application 2013/1674/P) shown on the submission. It was constructed to ensure that the impact on the neighbouring properties was limited, both in terms of potential for loss of light for the adjoining gardens and rear facing windows.

SIZE AND BULK

We note from the submitted plans that the proposed new extension extends some 3.9 metres from the rear wall of the existing house. Given that our property is already set back behind this by 1.5 metres (the drawings here are incorrect as is noted later) the proposed structure would extend approximately 5.5 metres from the rear wall of our property, this extension equating to the much of the length of our small courtyard garden. The length is compounded by the proposed height of the new extension. We note that the drawings show that the flat roof to the new extension would be 3 metres high above the interior floor level but we also note that the section drawing shows a parapet wall and therefore the total height of the wall on the boundary is 3.3 metres above the internal floor level.

The ground level in the small garden on our side of the wall is in fact lower still as there are three steps down from the back of our property into the garden and therefore the total height of the extension is likely to be over 3.5 metres above our garden level. We are sure that such an extension which extends much of the length of our garden and is up to 3.5 metres in height will cause a significant loss of skylight component and would impact the garden, and in particular would decrease light levels to the ground floor room in our property adjacent to the party wall, a living room, which is occupied for many hours each day . It would moreover produce a sense of enclosure.

ERRORS IN THE SUBMITTED DRAWINGS

We note inaccuracies in the drawings which have been submitted. The plan drawings show the rear wall of our house set back approximately 800mm

behind that of No. 42. In fact it is actually set back 1.5 metres. Please see photo **attachment**.

The drawings do not therefore properly show the extent of projection of the proposed extension beyond the rear wall of our house ; the drawings show this as 4.5 metres whereas it is in fact approximately 5.5 metres. The elevation drawings have also not properly represented the difference in level between the ground floor level on our side of the boundary and the extension which, based on the 3 metre dimension provided for the top of the roof of the extension will be more that 3.5 metres high from our side.

We are **attaching** a drawing to demonstrate this error which minimises the actual depth of the 1.5 metre abutment of 42 Fairfax Road beyond our property.

SEWER AND MANHOLE COVER

With reference to the common sewer which passes to the rear of our properties it should be noted that the existing sewer drains directly underneath the proposed extension. We note that there is a manhole cover to the rear of No. 42 which would be within the new extension and would need to be built over. The sewer is a shared sewer serving our properties and I understand that Thames Water will not permit the manhole cover to be built over as it is within a habitable area, even if the manhole cover is double sealed. Moreover we cannot see that it is possible to divert the sewer. As it affects our property it is in constant use and we fail to see how it could be diverted without causing unacceptable inconvenience. The proposals submitted by the applicant do not show what provision the applicant intends to make to address this issue.

With this submission we have alerted Thames Water to this issue in an email and posted letter, including a copy to the Planning Department Camden, as **attached** .

COMMENT

It is obvious that the proposed extension does not respect the rhythm of the existing rear extension. Given the size of these properties and the small gardens at the rear, and the fact that the existing rear face of No.42 already projects 1.5 metres beyond the rear face of our property, a much more modest extension would be more appropriate in this regard and would lessen the impact and feeling of oppression on the neighbours. Moreover we would suggest that if the 45 degree building rule is applied with respect to the nearest window of our property and if regard is paid to the existing building line which extends from the recently constructed rear extension of No. 40 Fairfax Road (not shown on the submitted Location Plan or Ordinance Survey Plan) to the garages adjacent to 46 Fairfax Road, then we would find it difficult to understand how permission could be given to the application.

We hope that you will consider these comments. We invite you to visit our property to view and consider the impact of the proposals from within our home and from our rear garden.

Please notify us of the committee date.

Explanation of Attachments

*** Photograph to show the 1.5 metre rear abutment of 42 Fairfax Road beyond 44 Fairfax Road as originally constructed.

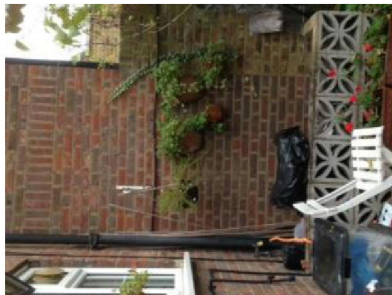
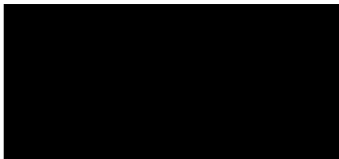
*** A reconstructed drawing which, depicted in red and to scale, shows the correction to the actual drawing in the submission, demonstrating that the abutment is 1500 mm, not 800 mm as represented.

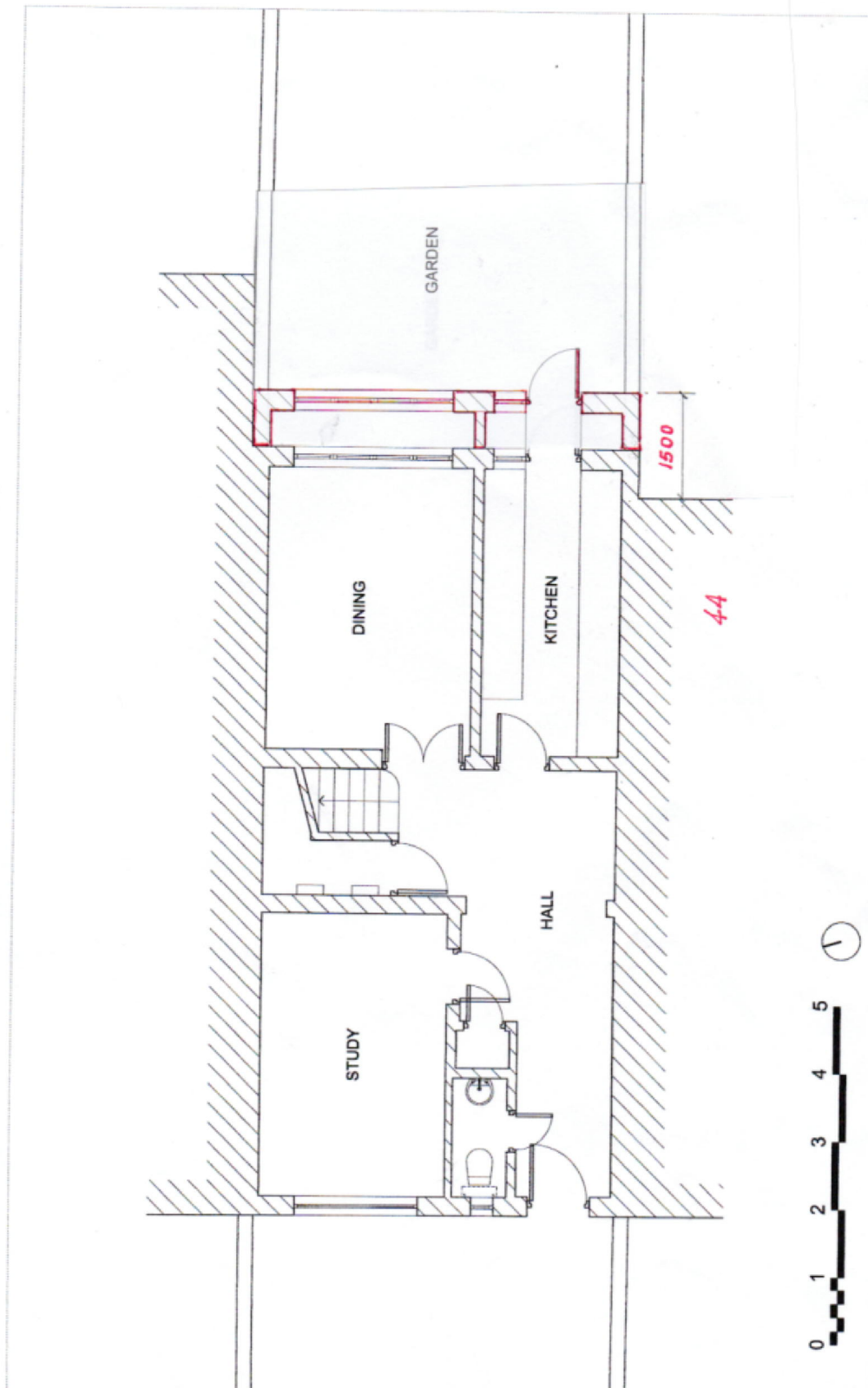
*** Letter to Thames Water concerning the sewer and manhole covers

Irving and Stephanie Luke

44 Fairfax Road

London NW6 4HA





<p>HOUSE REFURBISHMENT 42 FARM ROAD, LONDON</p>		<p>1500 & A103 20.09.2018 JWP PLANNING 1500 & A103</p>		<p>1500 & A103 20.09.2018 JWP PLANNING 1500 & A103</p>	
<p>HOUSE REFURBISHMENT 42 FARM ROAD, LONDON</p>		<p>1500 & A103 20.09.2018 JWP PLANNING 1500 & A103</p>		<p>1500 & A103 20.09.2018 JWP PLANNING 1500 & A103</p>	
<p>HOUSE REFURBISHMENT 42 FARM ROAD, LONDON</p>		<p>1500 & A103 20.09.2018 JWP PLANNING 1500 & A103</p>		<p>1500 & A103 20.09.2018 JWP PLANNING 1500 & A103</p>	

44 FAIRFAX ROAD
LONDON NW6 4HA



BY POST AND EMAIL

October 27th. 2016

The Public Relations Manager
Thames Water Utilities Ltd
P.O. Box 286
Swindon
Wiltshire
SN38 2RA

Sir,

Re 42 Fairfax Road London NW6 4HA

and

London Borough of Camden Planning Application 2016/5232/P

I wish to draw your attention to the above Planning Application to Camden.

I live at 44 Fairfax Road. My neighbour at 42 Fairfax Road has applied to build a 3.9 metre extension to the rear of his property as above. I am concerned that his Planning Application shows no plans for dealing with rain water and sewage which will necessitate diverting the drain and siting a new manhole cover. I am aware that a manhole cover cannot be situated within habitable accommodation.

I assume that you will be in contact with the Camden Planning Authorities to determine precisely how and where the new drain and new manhole cover will be situated.

Yours faithfully

Irving Luke