33 Briardale Gardens
London
NW3 7PN

Ms C Meynell
Junior Planning Officer
Regeneration & Planning
London Borough of Camden
2nd Floor
5 Pancras Square
London N1C 4AG

7th January 2017

Dear Ms Meynell

RE: PLANNING APPLICATION 2016/6483/P

We are writing regarding planning application 2016/6483/P (31 Briardale Gardens).

Firstly, we are pleased that the applicants have addressed many of the concerns raised in other objections from neighbours and local organisations.

Secondly, we want to register our concern at the confusion created around the dates for objections, particularly given the significant changes to the plans which, while positive, have taken place during the consultation period. For the avoidance of doubt, we have been working to what we understood to be the extended date for comments of 18th January, shown on the planning portal.

Our comments are as follows (please refer to the marked up PDF of the plans attached to this letter):

Incorrect boundary (mark up A)

The plans show an 'assumed boundary'. These differ between the elevations shown on the plans. For avoidance of doubt, the boundary ends at the wall, as shown in mark up A2. We, as the owners of 33 Briardale, do not own any part of the wall of 31 Briardale, therefore the boundary shown in mark up A1 is incorrect. This is consistent with the location map, site location plan and other documents.

Need for etching on roof lights (mark up B)

Ms Davis has raised the need for etching of the proposed roof lights in her response. The etching needs to extend to all of the roof lights (as shown in mark up B), given the proximity and visibility of these from our bedroom windows.

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Surface material on front of house (mark up C)

It's is unclear what should be inferred about the surfacing material shown in the plans at mark up C. However, it is essential that this is consistent with the Quennell design and the character of the conservation area. For the avoidance of doubt, 'pebble-dash' or similar surfacing would not be appropriate.

Style of extension design (mark up D)

While the design of the proposed extension is attractive, it is not consistent with the Quennell design of the house or with what has been required of other extensions, including our own at number 33. We would prefer a design that is more inn keeping with the character of the conservation area and Quennell's vision.

Basement void (mark up E)

The nature of the basement space circled at mark up E is unclear. We have been reassured that this will not contain plant and machinery and we trust that it will simply be a void. We have explained previously the issues and prohibitions (structural and legal) with any basement works.

Excavation work

We also note that the extension still involves excavation below ground level and assume that this means that this is not at a sufficient depth that a basement impact assessment would be required.

Side elevation

From our reading of the plans, our understanding is that no new or altered side windows (overlooking number 33) are proposed. If that is not the case, we would strongly object to any new or altered windows on that side.

Thank you for giving this your attention.

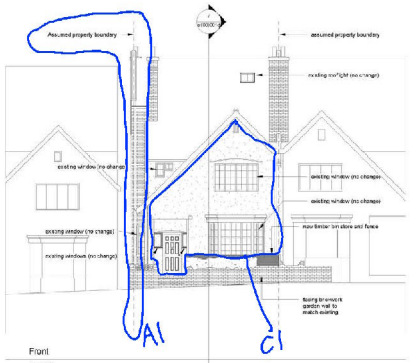
Yours sincerely

[redacted]

Rupert McNeil

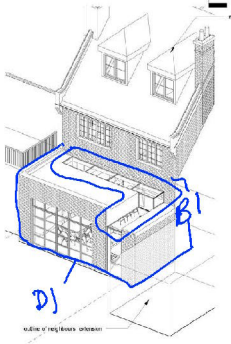
[redacted]

Nicole Sochor

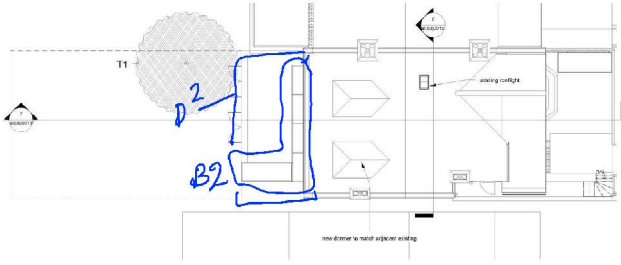


1 Front
1 : 100

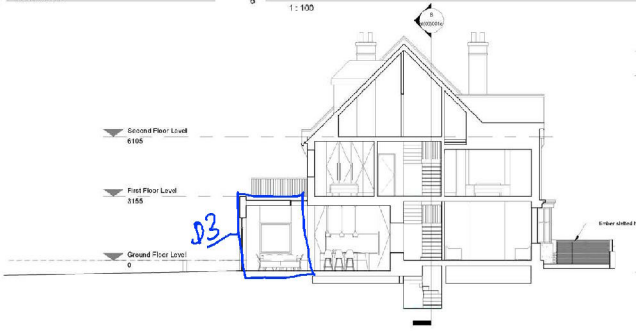
2 Rear
1 : 100



10 Rear Axonometric

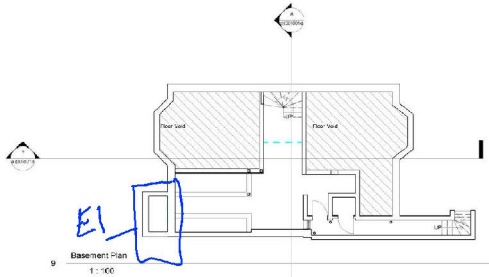


8 Roof Plan
1 : 100

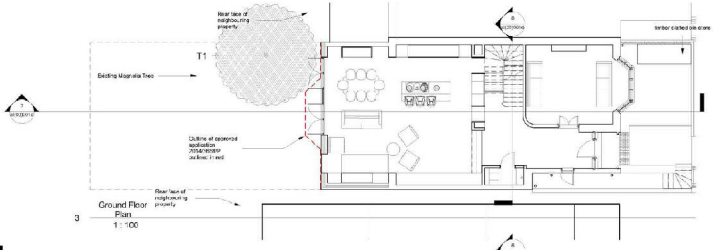


7 Section A
1 : 100

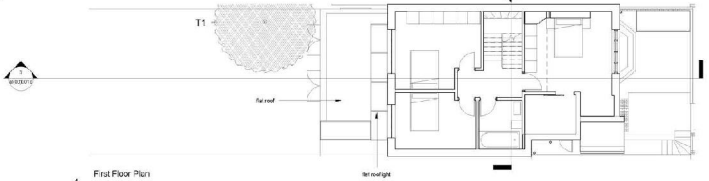
6 Section B
1 : 100



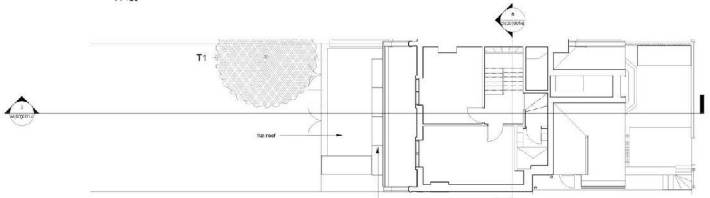
9 Basement Plan
1 : 100



3 Ground Floor Plan
1 : 100



4 First Floor Plan
1 : 100



5 Second Floor Plan
1 : 100

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Notes

Do not scale off drawings unless as part of planning application. All dimensions are measured on site.

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proposed drawings	planning
Scale: 1 : 100 Address: 31 Wesley's Corner NW4 Date: 05/11/17	al(00)001d