

Dike, Darlene

From: Richard Stone [REDACTED]
Sent: 27 January 2017 19:43
To: Planning; Ryan, Angela
Cc: Ruth Stone; Stephen Williams; Mayer Hillman
Subject: 2014/4429/p
Attachments: pre-application`roof pitch & height reduced .jpeg; Trees 13 & 14 re roots.PDF; MMA PROPOSED PLANS_3042_240-371.PDF

Dear Allen Gillespie, Seonaid Carr & Angela Ryan

Since Angela Ryan sent me her email, I have caught up with most of the relevant information on your website. Please forgive me for a somewhat disjointed response.

I could re-write my responses, and set them into a proper sequential paper. However I fear that in the time it takes for that, things will have moved on at Camden to the point that I am too late for influencing any implementation of enforcement. The last email from Angela Ryan informed us that she is due back on January 31st. I hope to have been able to send this rough draft by the previous weekend ie by the 28th.

1. Does a "minor material" amendment mean "minor" in relation to the materials used; or as an amendment which is "minor" in relation the scheme itself? See attached photo: 'pre-application - roof pitch & height reduced.' [bottom left drawing changed to bottom right version]. Design & access statement paras 3.3.13 to 3.3.14, following 'pre-app meeting 01' refer to this.

There can be no doubt but that the developers accepted at the first step of their contact with Camden planning, a reduction in height as a pre-condition for any application for a block of flats in the garden of Otto Schiff House.

What a nerve they have, to have requested raising the roof within a few months of finishing.

3.3.17 refers to "lightwells" requested by the developers. "LBC asked that.. those at the rear... be reduced". In the event, what is now being

put up in the rear Mansard roof is a vast single window, in effect a huge cyclopean lightwell.

Did the developers really think that no one would notice these two increases, from when they had promised at the pre-app meetings to deliver reductions?

3.3.22 states conclusions agreed by LBC and the applicants. they include:

- the overall height of block to 02 was reduced to below that of the existing house (block 01) and the neighbouring 12 Netherhall gardens, to ensure that is not overly dominant in the street
- Pitch of dormers to block 02 were reduced from 55 inches to 48 inches in accordance with others on the street and therefore the overall size was been also reduced

2. In 3.3.35 it was agreed that at least 8 of the existing 19 trees on the site will be retained. It is sad to see that since 2012 when this agreement was reached, the total has fallen to 6. Even now two of those are so weak and feeble that they have to go and be replaced with tall cedars.

It is my opinion that replacing those trees is unlikely to last because there is such a narrow slot between the boundary wall with South Hampstead school, and the driveway up from the underground car park, that the £2000-worth of trees are very unlikely to flourish. After all, the two failing trees are already smaller than the cedars, and they are barely able to keep going.

Overall the developer seems to have taken little care to protect any trees. If he had, we would have heard more, and seen more done about their preservation earlier than now. I suppose £2,000 is a small price for a developer to pay to shut up the LBC - and us.

Let's face it, by the time the new trees die, the developers will have taken their profit and moved on to their next project.

It is clear that it is too late to do anything constructive about trees 4 years on, in this "Sylvan" (as Mr Barrel described it in 2013) conservation area.

3. Whichever meaning of "minor material" is accepted, I suggest to you that these is no "minor" changes.

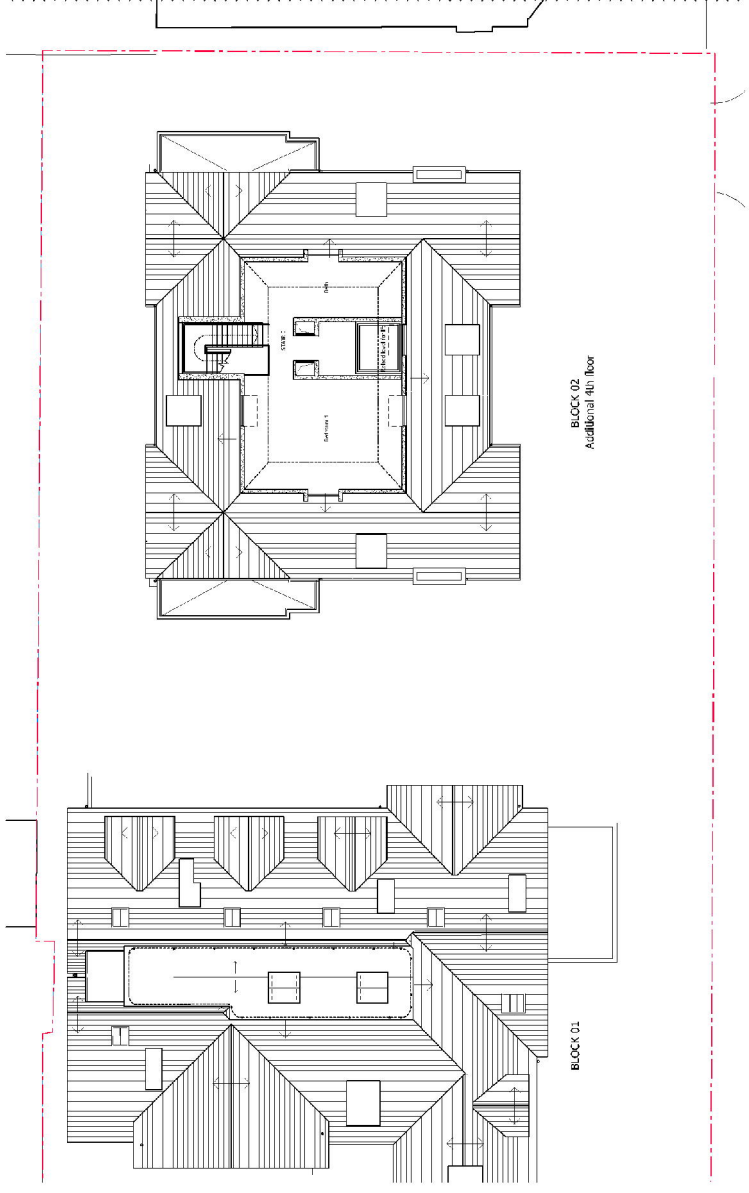
My emails to Mr Gillespie of Jan 7 and 10 give some more details.

Very sincerely

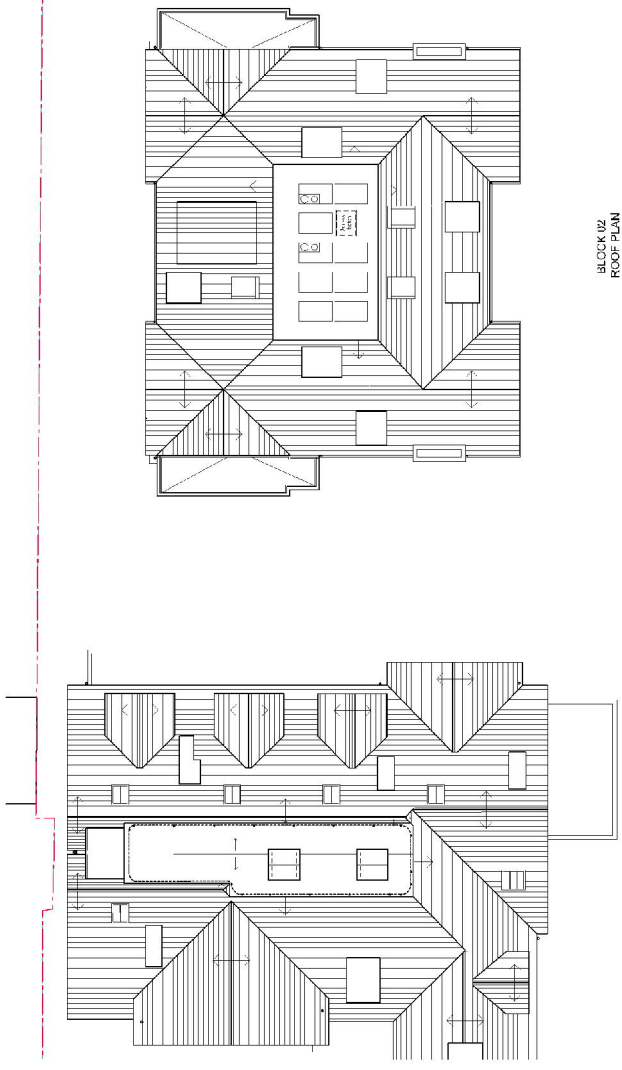
Richard Stone



* * *		* * *	
THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING FOR ANY OTHER PURPOSES.		THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING FOR ANY OTHER PURPOSES.	
PROJECT 14 Netherhall Gardens		PROJECT 14 Netherhall Gardens	
London NW3		London NW3	
DRAWING Proposed Third Floor Plan		DRAWING Proposed Third Floor Plan	
MIRP		MIRP	
K 1 P A E T E S H I P - 70		K 1 P A E T E S H I P - 70	
C 14 Netherhall Gardens, London NW3. The drawing is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any consequences arising from the use of this drawing for any other purpose.		C 14 Netherhall Gardens, London NW3. The drawing is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any consequences arising from the use of this drawing for any other purpose.	
DATE	27/06/2018	SCALE	1:500
NO./REV	3042_240	NO./REV	1
REV 02		REV 02	
REV 02		REV 02	
REV 02		REV 02	

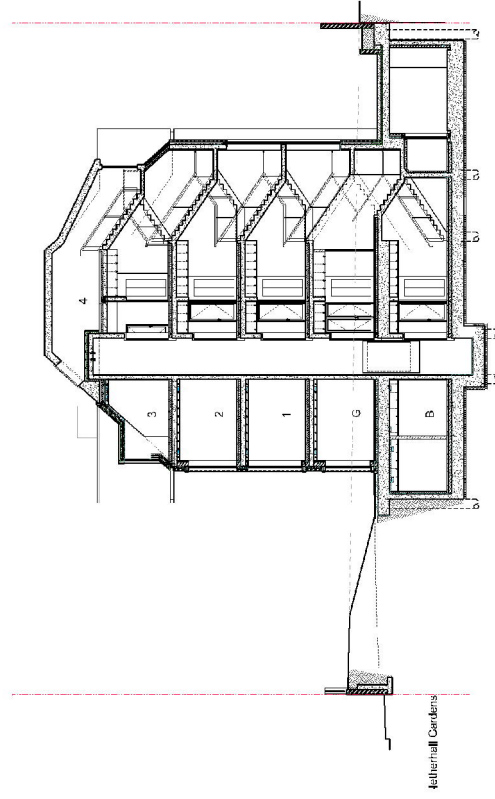


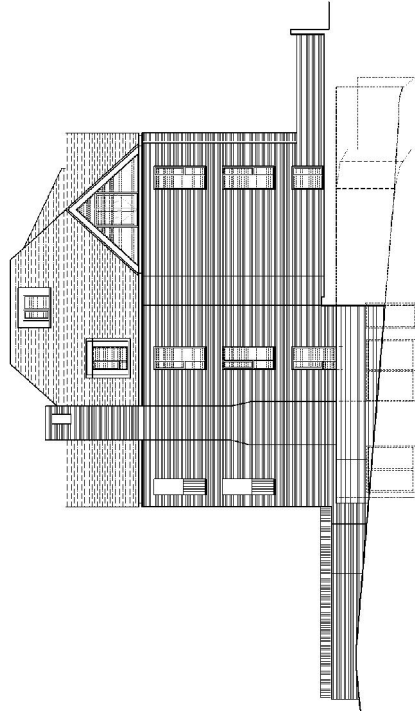
1		2		3	
THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THE ONE FOR WHICH IT WAS PREPARED. IT IS THE RESPONSIBILITY OF THE USER TO ENSURE THAT THE DRAWING IS USED IN THE CORRECT CONTEXT AND FOR THE CORRECT PURPOSE. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THE ONE FOR WHICH IT WAS PREPARED. IT IS THE RESPONSIBILITY OF THE USER TO ENSURE THAT THE DRAWING IS USED IN THE CORRECT CONTEXT AND FOR THE CORRECT PURPOSE.		THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THE ONE FOR WHICH IT WAS PREPARED. IT IS THE RESPONSIBILITY OF THE USER TO ENSURE THAT THE DRAWING IS USED IN THE CORRECT CONTEXT AND FOR THE CORRECT PURPOSE. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THE ONE FOR WHICH IT WAS PREPARED. IT IS THE RESPONSIBILITY OF THE USER TO ENSURE THAT THE DRAWING IS USED IN THE CORRECT CONTEXT AND FOR THE CORRECT PURPOSE.		THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THE ONE FOR WHICH IT WAS PREPARED. IT IS THE RESPONSIBILITY OF THE USER TO ENSURE THAT THE DRAWING IS USED IN THE CORRECT CONTEXT AND FOR THE CORRECT PURPOSE. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES THAN THE ONE FOR WHICH IT WAS PREPARED. IT IS THE RESPONSIBILITY OF THE USER TO ENSURE THAT THE DRAWING IS USED IN THE CORRECT CONTEXT AND FOR THE CORRECT PURPOSE.	
PROJECT 14 Netherhall Gardens		London		NW3	
DRAWING PROPOSED		Fourth Floor		Plan	
MIRP		N 1/4 E 1/4 S 1/4 W 1/4		N 1/4 E 1/4 S 1/4 W 1/4	
2 Netherhall Gardens, London NW3 2JH. TEL: 020 7616 1400. FAX: 020 7616 1401. WWW.MIRP.CO.UK		DATE: 27/06/2018		SCALE: 1:500	
DRAWN BY: 3042_241		CHECKED BY: 3042_241		DATE: 27/06/2018	
FILE: MIRP_2018_06_27_001.DWG		DRAWN BY: 3042_241		CHECKED BY: 3042_241	



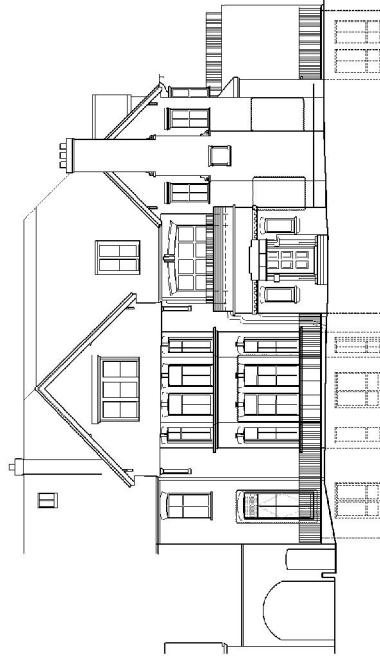
BLOCK 02
ROOF PLAN

THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.					
PROJECT 14 Netherhall Gardens					
London NW3					
DRAWING PROPOSED					
Roof floor					
Plan					
MIRP					
N 1/4 E 1/4 S 1/4 P 1/4					
c. 145, Street, London NW3 1TE Tel: 020 7616 1400					
MIRP is a registered trademark of MIRP Ltd. All rights reserved.					
DATE	2006/02/16	SCALE	1:500	THICKNESS	50
NO./REV	3042_242	REV	102	REV	1
FILE: MIRP_2006_02_16_001					

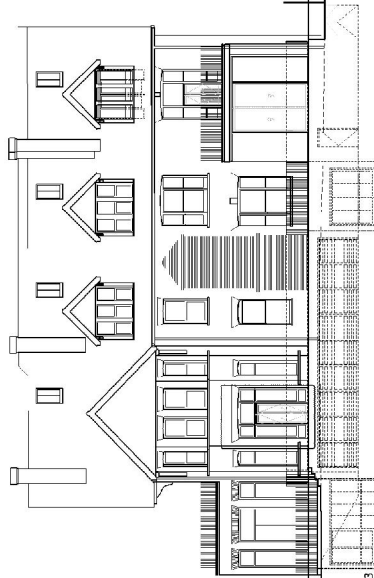
[illegible]



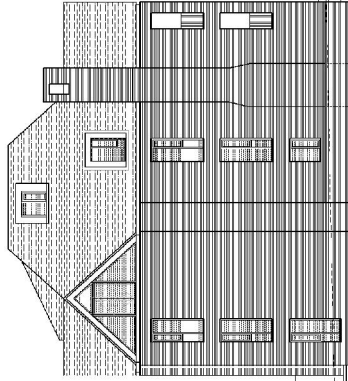
ELEVATION 02



NUTLEY TERRACE



ELEVATION 03



ELEVATION 06

1:100

THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS A BREACH OF THE ARCHITECT'S PROFESSIONAL ETHICS AND MAY BE SUBJECT TO LEGAL ACTION.	
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.	
PROJECT 14 Netherhall Gardens	
London NW3	
DRAWING PROPOSED Fourth Floor Elevations 02 & 06	
MIRP	
N 1/4 E 1/4 S 1/4 P 1/4	
4 Netherhall Gardens, London NW3 1TH TEL: 020 7616 8400 FAX: 020 7616 8401	
DATE: 21/06/2018	SCALE: 1:100
DRAWN: 12/06/2018	CHECKED: 12/06/2018
NO. 3042_371	REV. 002
FILE NAME: 3042_371_002_002.dwg	

quantum of parking
to 13 spaces and the

y of the area was
are common within

ate that the proposed

ear extension and
e was significantly
y brick with glazing
street.

02 were broken
riticality to respond
in Area. In a similar
one framing were
es.

to LBC at a second

1

02

lthough proposed

t to alleviate LBC's
n and hedge was
house, LBC
in the front of the
property be reduced

sion of a terrace

3.



Increased solid-glazed ratio to proposed side and rear extensions to existing house



Proposed Block 02 - Pre-Application Meeting 02



Proposed Block 02 - Metal and Stone balustrades, Stone Framing to Windows



Proposed Block 02 - April 2012, following pre-application discussions with LBC. Elevation changes and roof pitch and height reduced.