

[REDACTED]

From: Henry, Kate
Sent: 15 February 2017 16:37
To: Planning
Subject: FW: Formal Objection to proposed development at 28 Charlotte Street

Please log as objection to 2016/1345/P

Kate Henry
Senior Planning Officer

Telephone: 0207 974 2521



From: David Pun [REDACTED]
Sent: 15 February 2017 16:26
To: Henry, Kate
Subject: Formal Objection to proposed development at 28 Charlotte Street

Your Ref: 2016/1345/P
Our Ref: GN2017/02-001

FAO: Kate Phillips Esq.

Planning Solution Team
Camden Borough Council
5 Pancras Square
London N1C 4AG

Re: Formal Objection on the Proposed Development at 29 Charlotte Street, London W1T 2NF under Application No 2016/1345/P

Dear Kate,

I am a frequent user of the Crabtree Field and a regular visitor to the premises on Crabtree Place.

I write to object formally on the subject proposed development on 28 Charlotte Street with the following key concern:

1. Infringement into the privacy of the public open space of Crabtree Field

The proposed formation of opening with perforated brickwork will infringe into the tranquilly and privacy of the public open space, particularly the concern area is being use as the children play area, which is already a rarity in the area. It will be inviting voyeurism and create unnecessary anxiety on the user of such precious open space enjoyed by the public at large.

2. Structure and disturbance

The proposed construction calls for the formation of openings and replace by a serious of perforated brick work. I do not see the logic how the existing wall can be retained in achieve such result. The existing wall, a Georgian construction, is largely stabilised by virtue of its form, with buttress giving stability as a free standing structure. Any removal of such buttress will compromise the structural integrity and I do not see any justification for the proposed development claiming retaining the existing structure in such manner. I reckon the only option is to take down the existing wall, including the portion facing the Crabtree Place development, and replace by a newly constructed striation. This will attract a prolonged disturbance to the entire area.

In addition, the existing brick wall was not designed to support addition loadings due to the additional floors and constructions.

3. Planning Considerations

Your attention is drawn to the fact that the proposed development at the rear of 28 Charlotte Street is to cover the area currently occupied by the studio, which is considered as a temporary structure taking up the original rear courtyard/open space/garden of the Georgian development. According to the latest guideline for basement extension, the criteria is not to occupy over half of the open space of the existing development, and I do not see the justification of a temporary studio is considered as part of the existing built-up area.

4. Party Wall

The proposed development is considered to be a major replacement of the party wall between 28 Charlotte Street and its abutting owners and any such major work unilaterally without the agreement of the other party of the party wall need justification.

In the event you need any further of my clarification, please feel free to contact the undersigned on my mobile [REDACTED] or to my personal E-mail address on [REDACTED]

Thank you for your attention.

Yours truly,

David Pun