

④

John (5)



REQUEST FOR COMMENTS/OBSERVATIONS FROM:

Please send in your comments by email to env.devcon@camden.gov.uk, submit comments directly when viewing the application on the web ("view related documents - my submissions") or alternatively, fax your comments to us on 0207 974 1680 Please make it clear which CAAC you are representing.

Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1680
Textlink 020 7974 6866

env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Redington/Frogna CAAC

NW3 7UU

Application ref: 2009/0036/P

Associated ref(s): 2008/4244/P ✓

2009/0173/L

Date of consultation: 19 January 2009

Proposal: Erection of single storey glazed rear extension following removal of existing conservatory and changes to the elevation of the garage of the dwellinghouse.

Comments:

OBJECT NO OBJECTION COMMENT
(Please tick as appropriate)

I saw and commented on this application on the 11th Nov 2008. We can see no obvious changes but maintain the objection to Gate (1)

Signed:

Date: 10 / 02 / 09

If you would like to discuss the above application in more detail, please telephone John Sheehy of West Area Team on 020 7974 5649.



INVESTOR IN PEOPLE

Director of Culture & Environment
Rachel Stopard



John

The Heath & Hampstead Society

RECEIVED 30 JAN 2009

P.O. BOX 38214 LONDON NW3 1XD

The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

To London Borough of Camden, Development Control Team

Planning Ref : 2009 / 0036/P 0173/L

Address : 13 B West Heath Rd NW3

Description : Erection / alteration

Case Officer : Date : 28 Jan 09

We do not like this glossily-presented application, for its disregard of the architectural character and quality of this fine example of late C19 architecture, rightly listed.

The removal of a decent C19/early C20 conservatory, designed in character with the house, and its replacement by a minimalist all-glass structure, is offensive. It is a common misconception - plainly illustrated in these application drawings - that glass is "invisible", neutral and without impact; this is entirely wrong. It is shiny, highly reflective, and with a strong character of its own - very fashionable, "trendy", at present. It is not likely to remain acceptable for long. This extremely fine house, finely dripping with ornate brick and terracotta features, would be badly damaged by this design; it would not retain its listed character.

We are also unhappy about tree removal; there is no tree plan, and the removal of the nice yew hedges to permit electrically operated gates, would be a townscape offence.

Please refuse

Heath and Hampstead Society

Comments Form

Name _____

Address _____

Phone/E-mail _____

Planning Application Number: 2009/0036/P + 2008/4244/P
+ 2009/0173/L

Planning Application Address: 13 B WEST HEATH ROAD, LONDON NW3 7UU

I support the application (please state reasons below)

I object to the application (please state reasons below)

I have no comments on the application

Your comments

PLEASE SEE ATTACHED LETTER SETTING
OUT MY OBJECTIONS TO SOME OF THE
PROPOSALS. IN THIS PLANNING APPLICATION

* Please acknowledge receipt of my letter.

25 FEB 2009
11 11 11

Your comments continued

Your comments continued

[Large empty rectangular box for writing comments]

Please continue on extra sheets if you wish

I would like to be notified of the committee date

Please fill in the Diversity Monitoring Form

Mr John Sheehy
Planning Officer
Development Control & Planning Services
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

18 February 2009

Dear Mr Sheehy

**Re: Planning Application Consultation re 13B West Heath Road,
London NW3 7UU. Application Ref: 2009/0036/P
Associated Ref: 2008/4244/P, 2009/0173/L**

Further to our telephone conversation this afternoon I would just like to confirm the following points.

Although your Planning Application letter was dated 06 February 2009 it only arrived in today's post which does not allow much time to make formal comments with regards to this Planning Application. I assume my neighbours are in a similar situation.

I am the freehold owner of both 97 Redington Road, London NW3 7RR and 13c West Heath Road, London NW3 7UU. This letter should be read in conjunction with the enclosed Comments Form. Would you please take note of the following points when considering this application.

01. I object to the proposals for the garage alterations on the grounds that I own the left hand garage. The drawings that have been submitted involve a complete change to the entire facade of these garages which I do not consider to be in keeping with my adjoining property. It assumes that the applicant has joint ownership of these garages which is not the case. Any scheme should either be carried out after joint consultation between myself and the owner of 13B or alternatively a completely separate proposal should be submitted for just their half of the garage. At present I have no intention of carrying out any major alterations.

02. The drawings that have been submitted do not accurately show the contours of my house and the boundary wall lines of 97 Redington Road. The owner of 13B has indicated to me that he wishes to construct a leisure area at the rear of his garage. Would you please note that my house is detached and the kitchen/dining room of our house is almost on the boundary line with our brick built garden wall continuing from beyond the building line. I would not allow any construction being erected next to this area of our house nor would I allow any building or structures to be in any way attached to either my house or our garden wall.

03. I note from the drawing that the existing conservatory is to be demolished and replaced by a new structure. I would ask the owner to seek full party wall approval before work is carried out and to ensure that this structure is built quite separately from my own rear extension and built on its own footings. All working drawings must be sent to my appointed surveyor for approval prior to any work proceeding on site.

04. With regards to the drainage proposals. Would you please note that I am also the freehold owner of 13c West Heath Road. You will note from the survey, that currently, the drainage systems of both 13c and 13b are conjoined. I understand that it is the intention of the owner to carry out modifications to these drains which would involve running a separate run. Because of the close proximity of these properties, it is vitally important that any work that is proposed must be discussed and agreed between the owner of 13b and myself before this work is undertaken. There has been a recent history of sewage flooding into the basement areas of both properties which has resulted in extensive damage. It is essential that any work carried out should be carefully considered.

05. 13c West Heath Road is owned by myself and is let out for rental income. I would ask the owner of 13b to make every effort to minimise the impact any alterations might make on my tenants. Consideration should be given at all times to limit the amount of noise that might result from internal demolition of walls, installation of structural beams and the construction of the rear extension.

I trust you will take account of the above points when making your decision on this application. You are more than welcome to visit my house to check out any of the points raised in this letter. If you have any queries please get in contact.

Yours sincerely,

Andrew Usiskin

Copy sent to Mark Blooman, Surveyor appointed by myself to deal with Party Wall and general building issues in relation to these proposals.