

# FLASK WALK NEIGHBOURHOOD ASSOCIATION NW3

(representing the interests of residents of Back Lane, Boades Mews, Flask Walk, Gardnor Road, Lakis Close, Lutton Terrace, Mansfield Place, Murray Terrace, New Court and Streatley Place)

[flaskwalkna@gmail.com](mailto:flaskwalkna@gmail.com)

John Diver  
Development Management,  
Camden Town Hall,  
Judd Street, WC1H 9JE.

## Re 35 Flask Walk NW3 2017/1549/L & 2017/1328P

Dear Mr Diver

### Remodelling of the garden studio/outbuilding & removal of concrete platform beneath.

The current application would appear to show the owner no longer intends to remove the concrete platform. The Flask Walk Neighbourhood Association (FWNA) welcomes this decision.

### Blind window, flank wall, ground floor

So far as can be ascertained this was an original feature of the Grade II listed building. As such, the applicant should not be permitted to insert new fenestration.

Residents of Lakis Close have raised the following concerns.

#### 1. Demolition and increase in height of wall bordering Lakis Close

The plans appear to show that the flank wall is to be demolished and rebuilt at an increased height. The wall is in good structural condition and demolition is not required. If more brick courses are approved, these could be added.

#### 2. Damage and removal of planting.

The wall is covered in attractive climbing vegetation growing in the Lakis Close garden adjacent to the wall, which would be destroyed if the wall was demolished. It also provides nesting places for many small birds. Lakis Close is a tight development where the properties are built over garages. Thus the living space begins on the first floor and the owners of properties overlooking the back gardens of Flask Walk, including that of No.35, appreciate and benefit from their green outlook. This is shown in the photograph below, the view from the 1<sup>st</sup> floor living room of No.3 Lakis Close, across to the studio/outbuilding.



### 3. The studio/outbuilding remodeling

The new proposal brings forward the roof line to that of the current front fascia which will exacerbate issues of overlook and light pollution. The resulting significantly increased volume will produce an over dominant building in the case of Lakis Close and the adjacent Flask Walk properties. The above photo also shows the large area that would be infilled, if the proposed increased volume of the remodeled studio/outbuilding were to be permitted.

The remodeling involves a large amount of glazing looking back towards the rear of No.35. It is intended that this remodeled building will be used as living room accommodation for No.35. This will increase light pollution for properties in Lakis Close and adjacent houses in Flask Walk, especially No.37 and No.39. Bedrooms located at the rear of these two properties will directly overlook the remodeled building.

The photo below shows the edge of the studio/outbuilding (left). The proposed new building line will continue this edge upwards. The slate roof extension beyond is at the rear of No.39, showing how closely built this terrace is.



### 4. Access

The Lakis Close Residents Association makes it clear that there is no access to No.35 from the Close. There are 8 garages in regular use with tight turning circles to enter and leave the Close.

Camden website: Pre application report 26 October 2016.

The FWNA are pleased to note that sections of this report, page 9, support the Associations arguments against raising the height of the flank wall to Lakis Close and increasing the volume of the studio/outbuilding.

6.13. At ground floor level it is considered that the increase in size of openings to the side elevation (above what was approved under application 2014/6564/L) would act to further degrade the significance of the historical floor plan, character and proportions of the building. It is advised that the size of opening approved under the previous application would likely be the maximum size considered acceptable.

6.32. Of the proposed changes discussed above, the main concern in terms of the impact upon the residential amenities of adjacent occupiers is the alterations to the approved outbuilding replacement. As aforementioned it is the view of officers that, considering the particularly constraint site, the previous approval for the demolition and rebuild of the existing outbuilding was somewhat generous. The hereby proposed scheme would lead to a further increase in the height and length of the resulting flank walls facing towards Lakis Close as well as the rear garden of no.37.

6.33. Although it is appreciated that the proposed increase in height and depth of the proposed outbuilding is not all that great when compared to the approved scheme; it is considered that this resulting flank elevation would exacerbate the reduction to outlook, sense of enclosure and loss of light in the adjacent rear garden (with a sheer flank wall with a length of 9m – more than half the depth of the garden – and a height of 4m) and that the additional projection would impact upon the outlook of the opposite property (no.3 Lakis Close) to a level of detriment.

6.34. For the above reasons it is considered that the Council would additionally resist the proposed increase in size of the previously approved outbuilding.

The FWNA also welcome the comments concerning retaining historic elements of this Grade II listed property: floorboards, ceilings, repairing rather than replacing stone steps to street level.

#### Construction Management Plan

Approval has been given for a basement at No.36 immediately opposite No.35. This is scheduled to begin in late summer 2017. Permission for a skip has been granted and suspension of parking bays along the walled section of Flask Walk closest to No.35. The work required to renovate No.35 must take this into condition. Flask Walk is one lane wide at this point and the additional site traffic required to service the site at No.35 would considerably impact on the quality of life for local residents.

Yours truly

*Mark Nevard*

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