

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/2500/P	M Howdon	4 Sherriff Road west hampstead NW6 2AP NW6 2AP	29/05/2017 18:47:56	OBJ	<p>With reference to Planning Application - 2017/2500/P - 4 Sherriff Road, NW6. .</p> <p>As a resident of Sherriff Road I would like to raise some major concerns I have in relation to the recently submitted Planning Application - 2017/2500/P - for 4 Sherriff Road, NW6 2AP.</p> <p>The submitted plans are requesting a build depth of 5.2 metres which far exceeds previous building work conducted at 4 Sherriff Road. The precedent was set in 2012 when Camden approved an extension to the adjacent flat of a 4 metre depth so I am highly concerned by the 5.2 metre footprint which is being sought.</p> <p>As a resident in an above flat, the proposed plans will have a negative impact on the vista I have enjoyed from my roof terrace and bedroom in the 12 years that I have lived at the property. The dominance of the proposed build will dwarf previous building work creating an ugly and muddled look to the back of 4 Sherriff Road which will be detrimental to all neighbours and local residents who have to look at it.</p> <p>I am not resistant to Flat 1 extending their property but my belief is that this needs to be done in a way that is respectful and sympathetic to neighbouring properties - in terms of size and scale - and I feel that thee current plans fall someway short of achieving this.</p> <p>I would ask Camden to give serious consideration to the above before any decision is taken and would be more than happy to entertain a Camden Planner site visit to illustrate the concerns I have.</p>

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2017/2500/P	B Bonney James	4 Sherriff Road	27/05/2017 21:15:14	COMMNT	Dear Sir

I write with regards Planning Application - 2017/2500/P. I own the adjacent property, at 4 Sherriff Road and would like to draw Camden Planning Department's attention to a number of major concerns I have and the negative impact on my property as a result.

If I may I wanted to clarify that the previously application 2016/3634/P – relating to Flat 1, 4 Sherriff Road - was based on me purchasing the strip of land between flats 1 & 2. Since the 2016/3634/P planning application was approved, flat 1 has withdrawn the offer to sell the land and therefore it is my understanding – based on Camden's planning rules - that the previous application is null and void. I therefore believe that the new application should be submitted on that basis and not as a minor amendment as is the case.

With regards the new plans submitted – 2017/2500/P, my objections are as follows:

1. The amended application is seeking approval to build directly across my bedroom window, which would completely block current outlook and is the only window exit in the event of a fire. This is of grave concern as this is a bedroom that my 7 year old niece uses and having no exit out of the property in the event of a fire makes the bedroom a significant safety risk. The window would simply be facing a brick wall as opposed to an outside garden view, which is something I have enjoying in the 9 years that I have lived at this address and purchased the property based on this.

2. There are fundamental errors on the plans submitted, namely to the elevation/section scales. Drawing No 1015 – Proposed Plans East Elevation dated 9th March 2017 indicates that the internal height of my property's rear extension flat roof is 3.3m however this is inaccurate and the actual internal height is 2.37m. The Camden Planning Officer, Tessa Craig, saw this inaccuracy when she visited the property on 10 May 2017. The proposed external flat roof height for Flat 1 extends to 3.9m which will tower over my flat roof and significantly reduce the light into my living room via my clerestory windows.

3. The proposed footprint depth of the extension currently stands at 5.2m. This exceeds the depth of previous construction work on 4 Sherriff Road by over 1.2m. This creates a haphazard look to the property and one which is unsympathetic to neighbouring residents living in above flats. The previously approved application 2016/3634/P specifically noted in the approval letter that the only reason the depth of 5.2m was initially approved was to accommodate a fire escape window for the new bedroom serving Flat 2. Now the land transfer is not happening this point is now redundant and conforming to the 4m precedent set for 4 Sherriff Road should be adhered to.

As a resident of 4 Sherriff Road I am not opposed in any way to Flat 1 extending their property in a sympathetic manner. The above objections are purely based on inaccuracies of the plans submitted and the overall scale of what's proposed. I fully understand why Flat 1 is seeking planning permission but these plans can't be at the detriment of neighbouring properties.

In light of the above I would ask Camden to give the above to serious consideration and would

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very much appreciate Tessa Craig's offer of consulting with David Glasgow who approved previous work at 4 Sherriff Road in 2012 to gauge his thoughts and opinion before a decision is made.

Regards
B Bonney James
