

[REDACTED]

From: Antonio Galvez <[REDACTED]>
Sent: 11 July 2017 14:31
To: Planning
Subject: RE: Comments on 2017/3214/P have been received by the council.

Dear Sir,

Apologies for the mistake on my previous objection letter regarding the flat, the owner I am representing is Mr. Jaffar Shakib from flat B 17 Well Walk instead of Flat D.

Yours Sincerely,

Antonio Galvez

Ground Floor, Ginsberg Yard
Back Lane
London NW3 1EW
T: [REDACTED]
E: [REDACTED]
W: [REDACTED]

-----Original Message-----

From: planning@camden.gov.uk [mailto:planning@camden.gov.uk]
Sent: 11 July 2017 13:30
To: Antonio Galvez <[REDACTED]>
Subject: Comments on 2017/3214/P have been received by the council.

11th July 2017

For the attention of Mr Robert Lester, case officer.

Dear Sir,

Re: Planning application No 2017/3214/P - Flat A 15 Well Walk London NW3 1BY

I write on behalf of the owner of the adjoining property 17 D Well Walk in response to the Planning Application referred above, my comments and objections are as shown below:

- i - Firstly, it is worth to mention that after a scrutiny of the submitted documents attached to this application certain flaws were found which do not allow to accurately estimate the magnitude of the impact of such development such as:
 - i.i - no daylight and sunlight report according to BRE guidance. The sunlight study attached from an unknown source does not reflect faithfully the site conditions and neighbouring properties. Windows are missing and the tree shown seems oversized at a first sight.
 - i.ii - the references stated on submitted plans/drawings/statements from the application form point 1.1 do not correspond with the references of the submitted documents, e.g. JL2011-1009 rev D01 instead of rev D02, ...

ii - The proposed development will have an adverse effect on the residential amenity of the neighbours, particularly the adjoining flat at 17 D Well Walk, by directly overlooking from the proposed bay window and terrace with the subsequent loss of privacy.

iii – The proposed development will cause a negative visual impact as it would be seen from Well Walk passage. In addition, the design related to detailing and materials (aluminium) is out of character in terms of its appearance compared with existing developments in the vicinity and the character and appearance of the Conservation Area.

iv – The proposed development requires excavating the ground and expose the party wall which might compromise the stability of the property. No details are found showing a methodology and sequence in what the ground would be excavated and retained.

The mentioned points appear to be adverse to Camden Local Plan policies, particularly those policies regarding protecting amenities (policies A1 Managing the impact of development, A5 Basements) and design and heritage (policies D1 Design, D2 Heritage).

Taking this into consideration, I wish to log my objection to the proposed development.

Yours Sincerely,

Antonio Galvez

Comments made by Antonio Galvez of Ground Floor, Ginsberg Yard, Back Lane, NW3 1EW
Phone [REDACTED] Preferred Method of Contact is Email

Comment Type is Objection- Letter