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Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/4767/P	P H Jackson	45 Willow Road Hampstead London NW3 11S	18/10/2017 20:49:40	COMM: M AIL	1TS [REDACTED]

45 Willow Road,
London NW3

18/10/2017

London Borough of Camden
Planning Dept.
Town Hall,
Judd Street,
London WC1H 9JE
Ref 2017/4767/P
Attn: Liza McCann

Dear Sirs,

My wife and I are joint owners and occupiers of the house adjoining No. 46 Willow Road. We have noted the plans for the construction of a Garden Shed and the application for planning permission submitted by the occupier next door. We wish to point out a number of concerns we have which we would ask you to take into consideration when you come to decide on whether or not to grant permission. Our concerns are outlined under the three headings below:

Ownership of the property

It is our understanding that the owner of the basement flat at No. 46 Willow Road is one Norman Haywood. He has never resided at the property and is a property investor who owns a number of properties which he lets out. We have known him for many years and generally he has been a good neighbour. Again it is my understanding that Mr. Haywood lets the flat at No 46 on short term leases. My observation over the years is that tenancies have rarely been for more than 12 months.

This planning application is being made by one Adrienne Aiken who introduced herself in about August 2017 as Mr. Haywood's new tenant. We haven't seen Ms Aiken for some time and the flat seems now to be occupied by another lady. Our concern under this heading is as follows:

1) It is the case that Mr. Haywood is not resident on site and visits only occasionally. Who then is going to ensure that the shed is only used for the intended purpose and, for example, is not used as overflow accommodation by the tenant (who if past practices continue may well not be Ms Aiken for very long)

Location of the (Garden) Shed

The drawing submitted with the application shows the shed to be positioned on the roof of the garage which occupies about half of what was once the garden to No 46. (We have always understood the garage to be owned by someone other than the owners of No. 46 in which case Ms Aiken may need permission to put a building on their roof. However, we could be wrong as we have never had cause to check it out properly). The garage roof is itself some 1 m. above the level of our garden at No 45 and is about 3 m. above the level of

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the private road which leads off Gayton Crescent and services the garages on either side of it. Our concern is as follows:

2) It is clear that the addition of the shed will add a second storey to the existing single storey garage. As depicted on the drawing and depending on the detailed design of the shed it would appear to overlook our garden. If so this could seriously disturb our privacy particularly if the shed became a centre for social activity. Even if that is not the intention of the current tenant, there is no reason why a future occupier may not choose to alter or modify the position and indeed the design of the shed itself. Such action could well further disturb our privacy by overlooking our garden.

What is the Garden Shed for:

If you take the area of what was once the garden at 46 Willow Road, then about half of the original area is taken up with a large garage adjacent to the service road and about 7 m by 5 m in area. Its roof is finished off with bitumen. At the other end of the original garden an area about 3m by 3 m which was once an open patio has been filled in by a glass and timber extension now incorporated into the house. This leaves an area of about 6 X 6m. which is nominally a garden but is in fact paved with stone with the few beds filled with gravel. It would seem to be designed for minimum maintenance as befits a flat which is let out to tenants. I have never observed anyone doing any gardening. A Garden Shed is normally a place where garden implements such as spades and perhaps a lawn mower are kept along with seeds and plants for storage or perhaps preservation during winter. It seems unlikely that this is what is intended at No. 46 since there is no garden to speak of and nothing much grows. Furthermore there does not seem to be a clear statement on the planning application as to the size of the proposed shed. So we need to ask :

3) If it is not a Garden Shed what is the shed for and how big is it? Since we do not know the answers to these questions, we don't know whether we should be concerned but one fears that in some way the shed is intended to act as an extension to the flat and as such it could be used as additional living area or perhaps a study area or a place to listen/play music. Once again such a development would seriously diminish the value of our own garden by disturbing our peace and quiet. Even if that is not the intention of Ms. Aitken there is nothing to stop a future tenant using the Garden Shed in such a manner. We hope you will give due consideration to the points we have raised.

Yours faithfully,

P H and Mrs Jackson