

Gentet, Matthias

From: Lester, Robert
Sent: 20 December 2017 09:53
To: Planning
Cc: Dawson (development), Barry
Subject: 2017/3675/P - 282 Camden Road, London NW1 9AB

Good morning.

I would be very grateful if this could be logged as an objection to application 2017/3675/P.

Regards

Rob Lester
Planning Officer

From: Steve J [mailto:]
Sent: 19 December 2017 19:27
To: Lester, Robert <Robert.Lester@camden.gov.uk>
Cc:]
Subject: RE: 282 Camden Road, London NW1 9AB

Dear Mr Lester,

Thank you for your prompt tel. call and discussion today regarding the above and my below email & comments. I understood that your Planning Dept. will tomorrow refuse the above application on 12 separate grounds, some of which you briefly highlighted in our discussion.

If for any reason your refusal subsequently goes to appeal by the applicant, Please note that I wish to be notified by email to] of any such appeal details and dates.

Briefly If I had the opportunity to make my representations regarding the above application, I would now like to say the following few points which have in more detail been explained by the Camden Sq. Conservation Committee.

1.the planning proposal has a number of significant deficiencies especially the height and volume of the proposal in relation to nearby buildings is of grave concern to neighbours .

- A. the mansard type roof extension is inappropriate, overbearing and out of character to adjoining properties, Further eroding the consistency in York Way. Camden planning has previously rejected applications for roof extensions in this York Way Terraces/properties.
- B. Insufficient, and inaccurate parts of architectural scale/design and lack of building materials details.
- C. There are considerable issues with the set back rear infill and this should not project beyond the unifying line of Camden Road frontages and should leave a reasonable cap to the Victorian 282 Camden Road, which has always been a detached property building. In addition the awkward small gap between the proposed rear extension and 282 Camden Road would cause huge practical problems for the maintenance of the side elevation of no. 282 Camden Road.
- D. There would be enormous negative impact of the proposed development on adjacent buildings 282 Camden Rd and 179 York Way and in general to the Camden near properties and Conservation area.
- E. The proposal with a canted projection would add a further "local feature" which would compound the harm the currently existing 181-183 York Way structure does to Camden Road and the Conservation area.
- F. The removal of existing car parking spaces (specified as to remain under a previous application) should only be acceptable so long as an enforceable Car Free agreement is put in place, as per Camden Policy.

Thank you for your time and consideration and reiterate that I wish to be kept informed of any further news regarding the above matter, especially if " an appeal is made" by the applicant(s).

Yours Sincerely,

Steve Joannou
Owner of 282 Camden Road, London , NW1 9AB



From: Steve J [<mailto:> 
Sent: 19 December 2017 17:27
To: 'Robert.Lester@camden.gov.uk'
Cc: 
Subject: 282 Camden Road, London NW1 9AB
Importance: High

Re: Planning Application **2017/3675/P** (181/183 York Way & 282A Camden Road, London NW1)

Dear Mr Lester,

I am the owner of the detached property 282 Camden Road, NW1 9AB.

I refer to the above planning application , of which I have not received any direct notification from Camden Planning and by coincidence I only “found out” today via one of my neighbours .

Earlier today I spoke with the Duty Planner Ms Nastacia , who kindly gave me your contact details as I understood you are dealing with above application and no decision has yet been made .

As my property would be seriously and adversely affected by the above planning application , I am writing to request an extension of time before your final decision is made, so I may engage a professional to make written presentations and objections on my behalf . Especially due the Xmas holidays , I request an extension of time until the 15th January 2018 . I would like to have a chat with you about this , please .

Kindly please acknowledge and confirm your acceptance .

Yours Sincerely ,

Mr Steve Joannou

Owner of 282 Camden Road , London NW1 9AB

