

By email to Planning Case Officer: [REDACTED]

20th December 2017

Mr Nick Baxter - Planning Case Officer
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

Dear Mr Baxter,

2017/6500/P - 28 HARLEY ROAD LONDON, NW3 3BN - OBJECTION LETTER FROM No. 26 HARLEY ROAD

Privacy Note: It would be appreciated if private information including names, numbers, addresses, signatures and any other sensitive information could be redacted from published information.

I am writing on behalf of my clients who are owners and residents of 26 Harley Road Main House to raise concerns with the proposals contained within the planning application 2017/6500/P. As you will be aware, the applicants have ignored the conditions of their planning consent ref: 2016/26889/P and despite numerous appeals to the Enforcement team to rectify these matters since January 2017, the Council have allowed the breeches to remain without consequence until now. I refer you to Mr John Nicholls notes to me of the 23rd February 2016 below (and will attach the email thread for your consideration) that highlight the breeches witnessed:

"-The rear extension looks like it should be finished in a moulded stone or plaster cornice similar to the materials that previously made up the original cornice.

-There is a section on top of that flat roof which also needs removing along with the chamfered edge of the roof to bring the whole lot down to the correct level.

-The front gable and roof looks like it has been completely re-designed and the overhang of the gable with dentil below it has been lost as a result. I think this needs to be rebuilt in line with what was there previously.

-Looking carefully at your photo I also think they have hung the tiles too close to all the window frames on the upper floors and therefore lost the white painted timber surrounds which all added to the character of the front elevation.

-There are also small tile projections above these windows to allow the water to drip down past the window and not onto it, which also seem to have been removed and I will chase these as well."

As per the previous applications, there appear to be fundamental inaccuracies in the submitted drawings relative to what has visibly been built on site. Please see a list of the main items of objection below:

1. The proposed increase of the parapet height is nearly 400mm above that previously consented. Given that, the applicant was given ample and fair warning that what they were building was not acceptable, yet choosing to ignore the council's advice coupled with the fact that the increased height is imposing and contrary to the Conservation Area guidelines stating additions are to remain "subsidiary to the existing building," we urge you to recommend this proposal for refusal. The revised proposal for a brick on edge detail to the parapet is welcomed in lieu of the poor quality plastic fascia board currently present, but if this were to be supported, the height of the extension would need to be reduced from the current proposal to match the currently consented height (indicated by a red line on drawing HR28-3010).
2. The reintroduction of the Willet character dentil detail is welcomed. We encourage the council to ensure that this is carried out to the correct detail and using the same materials characteristic of the original it to replace. Please note the loss of other details on the front elevation such as the drainage hopper that has been installed contrary to their planning application (Please refer to the image at the foot of this letter).

OWAL Architects
5B Maltings Place
169 Tower Bridge Rd
London SE1 3JB

[REDACTED]
Company Number 09603241

3. As per the application of 2015/5846/P and 2016/2889/P, no information has been given with regards to any proposals for any additional outdoor plant, especially AC condensers, of which there are currently a number of units mounted to the rear of no.28. The cumulative impact of noise from existing and any proposed AC condensing fans needs to be demonstrated to comply with regulations to prevent neighbourly disturbance. This must be clarified not to exceed acceptable noise levels.
4. A previous application stated that the existing timber framed windows (as per the original Willet design) were proposed to be replaced with "white aluminium" window frames. This was since conditioned, as it was completely uncharacteristic of neighbouring buildings and detrimental to the Conservation Area. The proposed loss of the key features of historic interest and degradation by numerous shortcomings to no.28 are of concern, and the safeguarding of these and any other characteristic elements should be protected by the Council.
5. The dormer sizes and locations on the proposed drawings do not represent what has been built. The drawings should represent the construction. (Please refer to the image at the foot of this letter).
6. Similarly, there is a lantern roof-light that has been built on the rear elevation (Please refer to the image at the foot of this letter) that is not shown on the drawings. This poses the question of the reliability of the drawings and raised concern that there are other such omissions and inaccuracies that are not consent and could cause a detrimental impact to the setting of the conservation area and/or amenity of neighbours.
7. In addition to the above objections on the most recent proposals, my clients at the neighbouring property, 26 Harley Road have been experiencing noisy works beyond the allowable working hours set by their previous consent and Camden's working hours policy. On occasions this has been before and after the permissible hours on working days, but more recently this has been for a prolonged period of time on a Sunday (e.g. December 10th). This causes great disturbance and appears to be a more common occurrence recently.

You will appreciate that there have historically been numerous inaccuracies on planning drawings, as we have witnessed again where what is built on site is regularly misaligned with the planning consents obtained. In summary, it is felt that the additional height on the rear bay extension will be detrimental to the character of the conservation area by contending with the significance of the main building. The repeated lack of consideration to their historical planning consents, both breeches by built form and working outside of consented hours needs to be addressed.

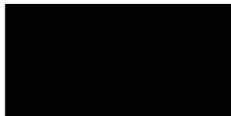
In conclusion, it is felt that an objection to the proposals is necessary to raise concerns with the application that is currently pending determination at no.28. As always, the owners and residence of no.26 welcome discussion with the applicant about a more comprehensive and better considered accurate proposal, with greater supporting information.

It is entrusted that the issues raised in this letter will be strongly considered and that elements relating to the increased height and mass of the rear extension put forward by this application are recommended for refusal to safeguard the character of the conservation area as well as the amenity and sense of enclosure of the owners and residents of number 26 Harley Road.

It is generally very concerning that the applicant at no. 28 Harley Road has clearly disregarded the planning processes set by Camden on a number of occasions, and the unreliability of these drawings combined with their unresponsiveness to past enforcement suggestions over the course of 11 months gives little suggestion that this will not continue. We ask you as the planning authority to consider the objections contained within this letter carefully and act upon the points raised to uphold Camden Council's planning procedures.

Please do not hesitate to contact me to discuss any of the matters raised within this letter.

Yours Sincerely,



Gurcan (Gooch) Ozyigit RIBA
Director

For and on behalf of OWAL Limited trading as OWAL Architects

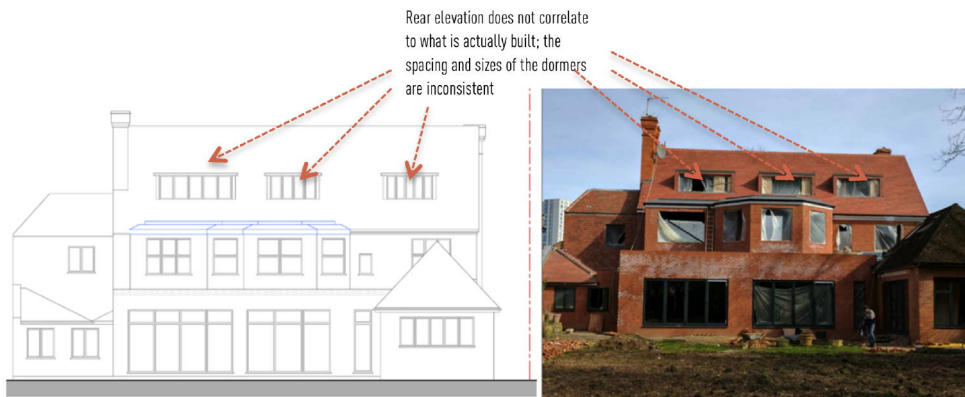
OWAL Architects
5B Maltings Place
169 Tower Bridge Rd
London SE1 3JB

Company Number 09603241



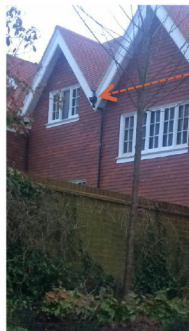
Newly built lantern
roof-light not
consented and not
indicated on the
proposed drawings

View of the rear of 28 Harley Road



Rear elevation does not correlate
to what is actually built; the
spacing and sizes of the dormers
are inconsistent

Proposed rear elevation drawing and a photograph of the rear elevation of 28 Harley Road



Newly built hopper
detail, not consented
and not indicated on
the proposed
drawings

View of the front of 28 Harley Road



View of the front of 28 Harley Road prior to works commencing