

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2018/0166/P	10 Bracknell Gardens Management Ltd	10 Bracknell Gardens London NW3 7EB	28/02/2018 17:31:00	OBJ	<p>We are the adjoining owners 10 Bracknell Gardens Management Ltd and strongly object to the planning application as set out within our attached letter of objection.</p> <p>28th February 2018</p> <p>10 Bracknell Gardens Management Ltd 10 Bracknell Gardens London NW3 7EB</p> <p>Camden Council Planning and Built Environment 5 Pancras square, Kings Cross, London N1C 4AG</p> <p>Dear Sirs</p> <p>Planning Application 2018/0166/P 8 Bracknell Gardens, NW3 7EB Formation of 1 x 1 bed flat within the loft space</p> <p>We own the adjoining property 10, Bracknell Gardens and write in the capacity as the freehold management company, representing the interests of all adjoining owners at No 10 BG and strongly object to the above planning application.</p> <p>No.8 is subdivided into flats, which are let on a short term basis and the proposal is to add another flat within the existing roof space, with associated alterations to the roof, new roof lights and roof level court yard.</p> <p>We note the planning application is supported by a design and access statement, which we consider to be erroneous in a number of areas:</p> <p>Under 2.5 Appearance</p> <p>The visual impact of this will be minimal as the neighbour is of the same height and there will be limited sightline due to the narrow alley way.</p> <p>Under 3.0 Sustainability</p> <p>Both the applicant and architect are both committed to delivering a proposal that will have minimal impact on the surrounding environment in both construction and use.</p> <p>Under 3.5 Well Being</p> <p>Creating a high quality living environment has been a driving factor in the design.</p>

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					<p>These statements are not matched by the current neglected condition of the property, which has been in a state of disrepair for many years and without any effort on the part of the owner to address these issues, which is having a significant impact on the occupiers of No.8 and the adjoining owners.</p> <p>We attach a number of pictures of the building to illustrate its current condition.</p> <p>Front Neglected Elevation</p> <p>External windows in general state of neglect and decay.</p> <p>Roof areas covered with unchecked plant growth</p> <p>General state of disrepair with damaged brickwork/render and joinery. We do not see how the owner can claim;</p> <p>Creating a high quality living environment has been a driving factor in the design.</p> <p>As the current tenants of No.8, do not appear to be enjoying a high quality living environment as demonstrated by the neglected condition of the property.</p> <p>We believe the application, if granted will simply compound the problem and any additional building element, will simply add to the overall neglect and result in further substandard accommodation.</p> <p>In addition to the above, we have significant concerns as to the creation of a roof level courtyard, which we also believe contradicts the statement claim:</p> <p>The visual impact of this will be minimal as the neighbour is of the same height and there will be limited sightline due to the narrow alley way.</p> <p>This is not simply a question of sight lines but one of use.</p> <p>This is effectively an external space within an elevated roof top position with clear accessible use from the interior of the property.</p>

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					<p>The property is set on a narrow plot and as a result, this external roof top level space sits within close proximity to adjoining properties and has the real potential for noise and disruption and loss of privacy to adjoining owners.</p> <p>This concern is compounded by the lack of any realistic management at No.8 and we are concerned that the space will very quickly fall into a state of disrepair to match the overall neglected condition of the property.</p> <p>We strongly urge the planning department to reject the application or to insist that any consent includes a condition, that the building must first be externally repaired and redecorated to a standard comparable with adjoining properties.</p> <p>We strongly welcome the opportunity to meet the planning officer, during any site visit so we can explain our reservations and concerns.</p> <p>Yours faithfully</p> <p>10 Bracknell Gardens Management Ltd</p>
