

Camden Planning  
Obote Hope 020 7974 2555

Ref: Camden Full Planning Application 2018/1155/P  
126 Fordwych Road, London NW2 3PB

The drawings can be viewed online on the Camden Planning Site and comments made by Friday 15th June on the link below or <https://contact.camden.gov.uk/planning-search/>

<http://planningrecords.camden.gov.uk/Northgate/LandProperty/Web/Redirection/redirect.aspx?linkid=EXDC&PARAM0=465438>

### **126 Fordwych Road London NW2 3PB**

Erection of a single storey wraparound extension at ground floor level, erection of 2 x dormer roof extensions to the flank elevation all associated with conversion of the existing 2 x self-contained flats and 2 x flats non self-contained units, to provide 1 studio flat; 2 x 1bed; 1 x 2Bed; and 1 x 3Bed self-contained flats and the installation of roof lights to the front and rear elevations (Class C3).

Application number: 2018/1155/P

Application type: Full Planning Permission

Objection to the planning application by Stephen Frazer of 124 Fordwych Road, London NW2 3PB. Tel 020 8208 4426 Email [stephen@frazerdesigners.com](mailto:stephen@frazerdesigners.com)

Please note that the Camden Online search for 2018/1155/P is incorrect in also showing documents for a previous out of date Planning Application.

On the Plans the alleyway shown on the left flank belongs to No.124 Fordwych and has a maximum width of 900mm. The Boundary line is the junction of the alleyway with the left flank wall of No.126.

The row of detached Late Victorian houses starting at No 120 Fordwych Road were built to have their bathroom and kitchen services on the right hand side with drainage and services down their own alleyway. The only opening on the left flank wall is to provide light to the main staircase window of each house.

The Proposed conversion has moved the kitchen facilities on five out of six flats on all three floors to the left side of the house adjacent to No. 124.

### Proposed Ground Floor

Proposed Ground Floor & Loft Plan ST\_Nov17\_126FOR\_04  
Proposed Side Elevation 2 ST\_Nov17\_126FOR\_04

1. Two new windows are shown in the Ground Floor Plan into our alleyway for No. 124. It is likely that the two ground floor kitchens will require extractors and opening windows. We object to any windows, extractors or gas boilers venting fumes into our alleyway and causing noise and loss of privacy. Note that these new windows are not shown of the Side Elevation 2 that faces onto No.124.

2. The proposed Bedroom 1 & 2 Ground Floor extension creates a small courtyard for Flat 6 with no further means of escape. This is adjacent to our wider alleyway yard for our kitchen (not shown on the plans) and we object on the grounds of additional noise and loss of privacy.
3. The proposed Bedroom 1 & 2 Ground Floor garden extension is shown built up to the No.124 boundary and extends beyond the No.124 rear extension by several metres. This extension will not meet the 45 degree code, when viewed from our extension window edge.

#### Proposed First Floor

Proposed First Floor Plan ST\_Nov17\_126FOR\_04  
Proposed Side Elevation 2 ST\_Nov17\_126FOR\_04

1. Two windows are shown in the First Floor Plan facing into our alleyway. It is assumed that the Flat 3 First Floor Kitchen will also have an extractor and opening window. We object to the window and any extractors or gas boilers venting fumes into our alleyway and causing noise and loss of privacy. Note that the side window for the Kitchen of Flat 3 is also not shown on Side Elevation 2.
2. The Bedroom window for Flat 3 shown on the plan and side elevation was installed by a previous owner several years ago to create a separate room. It is questionable whether the room can be considered habitable, as it faces directly onto the wall of No 124 and our bathroom window. The room has very limited daylight and the glazing is not obscured, which compromises our privacy.

#### Proposed Loft Floor

Proposed Ground Floor & Loft Plan ST\_Nov17\_126FOR\_04  
Proposed Side Elevation 2 ST\_Nov17\_126FOR\_04

1. The three sided wrap around dormer will reduce the light down our alleyway. The proposed kitchen of Flat 5 also has a window and probable extractor on the left hand side at attic level.
2. The proposed wraparound dormer is completely unsympathetic and out of keeping with the row of detached houses, that all have fully hipped shallow rooflines. Although the drawings show a sloping roof edge to the dormer, these are often left off and built square with non matching roof materials.
3. The proposed roof conversion windows will overlook our garden and reduce our privacy and are also unsympathetic in size, proportion and design with the existing sash windows.

The Design and Access Statement does not include any statement on the change of use of the garden, access to the garden and its maintenance. The garden is currently only used by the existing Ground Floor Flat and is generally unmaintained.

The application does not include a Daylight and Sunlight Assessment of the proposed changes.

The application does not include a noise, vibration and ventilation assessment of the proposed changes.