

141 King Henry's Road NW3 Residents Association Ltd.  
141 King Henry's Road, London NW3 3RD

London Borough of Camden Planning Dept.  
5 St Pancras Square  
N13 4AG

17/9/18

Dear Josh Lawlor,

**Re Planning Application No. 2018/4204/P**

We have some serious concerns regarding this extension.

- \* the enclosure of the main soil stack from the ground floor to the basement level.
- \* the rest of the drainage system in the back garden – the new conservatory will cover over one of the access panels (at present directly outside the doors to the garden).

At present there is an access plate to the soil stack which is easily accessible for maintenance. This has been a necessity several times in the past and the same will continue to be needed. Similarly, both access covers to the drain gully under the lawn will have to be accessible for cleaning in the future. The leaseholders and joint freeholders have a duty under our leases to maintain and clean the drains and gullies etc. and we have a contract to carry this out twice a year. The new plan would seem to make this difficult or impossible for the drains at the rear of the property.

\* the lantern roof light does not seem to have been thought out very well. To have the rear half blacked out would be ugly visually and impractical in terms of its function. It is also too close to the ground floor bay window and rises too high. A shallower roof light that slants and drops away from the building is preferable and there is an example of this next door (no. 143 – see aerial photo provided with the planning application). This would give more light below, be less intrusive above and would need less maintenance and would also be more in keeping with the contemporary look of the rest of the plan.

The tenants of flat 2 would also prefer the level of the new roof to be at least six inches below the level of the exterior rendered window sill.

\* Scaffolding access: consideration needs to be given to how scaffolding would be erected over the conservatory for access/maintenance to the upper floors, roof, gutters etc.

\* The Wisteria on the rear elevation needs to be protected.

We think the new windows to the small living room are a sensible addition to the building.

We would also like to attend any site inspection.

We would also be grateful if you would acknowledge receipt of this letter.

Yours sincerely

Ruth Peel flat 4  
Alan Rudoff flat 3  
Susan McGoun flat 2  
Ewing Paddock flat 2

Leaseholders and joint freeholders at 141 King Henry's Road NW3 3RD