

Camden Council,
Planning Department
Attn: Case officer Ben Farrant,
5 St Pancras Square,
London N1C 4AG.

4th September 2018

Dear Ben Farrant,

Re: Planning Application – 2018/3433/P
Site Address: Flat A, 124 Greencroft Gardens, London NW6 3PJ

As the freeholders of 126 Greencroft Gardens we wish to object to the proposed planning application ref 2018/3433/P to erect a further extension to the existing extension at 124A Greencroft Gardens and the extending by 4 metres length to 3 metres height the existing party wall.

The reasons for objecting to this application are as follows:

1. Full planning permission was granted to 124A to erect a single storey rear extension with green roof application ref: 2009/5064/P, and to heighten and extend the party wall, this structure was subsequently built and the party wall extended. The proposed plan will add a further 3 metres to the built extension bringing it to within 80 centimetres of the east and south facing windows in our residential garden studio at 126 Greencroft Gardens. None of the windows in our residential garden studio are shown on any elevation of the existing or proposed plans submitted by CMA Architects.
2. The further extension to the party wall by approximately 4 metres and it's raising to a height of approximately 3 metres will bring it right to the edge of our residential garden studio and will deny light to our south facing window and our courtyard garden and give a claustrophobic and enclosed feel. In addition, the proposed extension would be at least 80 centimetres below our ground level and would be lower than the foundations of the residential garden studio and the party wall.
3. The nature of the extension, being glass with sliding doors, is bound to bring noise and light pollution through the south and east facing windows of our residential garden studio. In addition the new extension will be overlooked from every north facing window of our main house at 126 Greencroft Gardens so instead of looking onto garden we will be looking into a dining room.
4. In the existing plan submitted by CMA Architects a structure at the rear of 124A is referred to as a garden shed. This is in fact a 6 metre long garden studio with shower and toilet facilities built on a 4ft concrete base above ground level. We objected to this application ref 2008/0268/P on account of

it's elevation as the whole of our back garden and the north facing window of our residential studio was overlooked from it's raised position and our privacy was significantly diminished. Despite our objection the garden studio at 124A was granted planning permission.

5. Our own planning application for a simple lean-to glass corridor to join the main house to the residential garden studio, of a much smaller footprint than the proposed structure at 124A, was refused planning permission on the grounds that it would cause the loss of garden and green space and would damage and be in conflict with the principles of the conservation area.

In conclusion, we feel that the proposed extension at 124A Greencroft Gardens, adding a further 3 metres to the existing 3 metre extension, coming to within 80 centimetres of our residential garden studio, causing loss of light to our south facing window and noise and light pollution will significantly and irreversibly reduce the level of privacy that we presently enjoy. The extension of the party wall by approximately 4 metres in length and 3 metres in height will reduce the light in our courtyard garden and give an enclosed claustrophobic feel. The overall development of 124A Greencroft Gardens with it's existing extension and garden studio and it's proposed new extension will cause the loss of garden and green space and will damage and be in conflict with the principles of this conservation area; the same argument that was used to deny our own planning application.

Yours sincerely,

