126 Greencroft Gardens, London NW6 3PJ.

Camden Council,

Planning Department,

Attn: Case Officer Ben Farrant,

5 St Pancras Square,

London NIC 4AG

 8th November 2018

Dear Ben Farrant,

Re: Planning Application – 2018/5202/P

Site Address: Flat A, 124 Greencroft Gardens, London NW6 3PJ

As the freeholders of 126 Greencroft Gardens and the residential garden studio sharing a party wall with 124A Greencroft Gardens, we wish to object to the proposed planning application ref: 2018/5202/P at 124A Greencroft Gardens to add another two metres twenty centimetres to the existing extension and raising the party wall by one metre twenty centimetres in height and by four metres twenty centimetres in length.

**Our objections.**

None of the elevations submitted by CMA Architects, on behalf of their client Mr Iain Wilson, give an accurate or fair impression of the impact the proposed extension and raised party wall will have on our residential garden studio and do not show the south and east facing windows that the proposed extension will draw level with.

There is no mention of foundation levels for the proposed extension and the assumed ground level on the west facing elevation, drawing no: 116/PD/05, is inaccurate and is at least one metre higher than shown and therefore we would assume foundation levels to be at least two metres below the foundation level of our residential garden studio and the party wall.

In the application for planning permission, question ten page four, the applicant states that there are no trees or hedges on the proposed development site but in fact there is an eighteen foot fruit tree which can be clearly seen in the applicants design and access statement 116/annex1/images of existing photograph of the west boundary wall.

 Page 1 of 3

**A brief history of our residential garden studio.**

The Studio was built in the 1920’s by the original owners of 126 Greencroft Gardens, Beatrice and Edgar Fisher. Edgar Fisher was a notable Edwardian painter. On their death their daughter Lilian Fisher inherited 126 Greencroft Gardens and shortly after The Second World War rented The Studio and rooms in the house to tenants. In 1989 Amanda Partridge and Stephen Macmillan came to rent The Studio from Lilian Fisher and continued to rent it until her death in 2001. After her death Stephen and Amanda bought the freehold of 126 Greencroft Gardens and The Studio from Lilian Fisher’s estate. Stephen and Amanda continued to live in The Studio until 2016 when they decided to refurbish it. On completion of the refurbishment later this year Stephen and Amanda will re-occupy The Studio. We enclose photographs that show the extent to which the new extension and party wall proposals will impact on our residential garden studio.

**Photograph One:**

Shows the loss of garden space as viewed from our main house at 126 Greencroft Gardens and the proximity to our south and east facing windows of The Studio.

**Photograph Two:**

Shows the extent to which the proposed party wall extension will encroach on and remove light from our south facing window and give an enclosed claustrophobic feeling to our courtyard garden.

**Photograph Three**

Shows a clearer view of our south and east facing windows none of which are illustrated in any of the elevations submitted by CMA Architects and the proximity of the proposed extension and party wall to them

**Photographs Four, Five and Six**

Show the existing building at 124A Greencroft Gardens, referred to as a garden shed in the elevations supplied by CMA Architects, at the time of it’s construction 2008/9. This is in fact a six metre long building with shower and toilet facilities built on a four foot 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 garden studio was overlooked from it’s raised position and our privacy was significantly diminished. Despite our objection the building was granted planning permission.

**Photographs Seven and Eight**

Shows the extent to which The Studio will be sandwiched between the proposed new extension at the front of The Studio and the existing six metre long garden studio at the rear.

 Page 2 of 3

**Our conclusion.**

The proposed extension at 124A Greencroft Gardens and the heightening and extending of the party wall in combination with the existing large garden studio at the rear of 124A Greencroft Gardens will cause the loss of garden and green space as viewed from every north facing window of the main house at 126 Greencroft Gardens as can be seen in photographs one, three, seven and eight. The proposed development will give a claustrophobic feel to our south and east facing windows and deny light to them and our courtyard garden as can be seen in photographs two and three. The combination of the existing building at the rear of 124A Greencroft Gardens and the proximity of the proposed extension will sandwich The Studio between the two buildings as can be seen in photographs seven and eight and the dining room in the proposed extension with it’s three large opening sliding doors will irreversibly intrude on the privacy, peace, light and space that The Studio at 126 Greencroft Gardens presently enjoys.

Our own planning application for a simple lean-to glass corridor to join the main house at 126 Greencroft Gardens with the The Studio, with a footprint at least one quarter smaller then the proposed extension at 124A Greencroft Gardens, was refused planning permission on the grounds that it would cause the loss of garden and green space and would be in conflict with the principles of the Conservation Area that the houses and gardens lie within. Surely the same criteria applies to the proposed development at 124A Greencroft Gardens.

Yours sincerely,

Stephen Macmillan and Amanda Partridge

 Page 3 of 3