

**Zoe Drewitt**



London Borough of Camden  
Development Management  
Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ

13 November 2018

Dear Sir/Madam,

Re: Planning Application ref: 2018/5104/P  
Town and Country Planning Act 1990  
30 Upper Park Road, London NW3 2UT

Garden and raised ground floor alterations and rear extension.

I am writing to register an objection to the above application.

You will have received an objection to this application from three other residents of 28 Upper Park Road dated 10 Nov 2018 (enclosed)

I should like to endorse the list of objections that they have made to the application, and to add the following objections.

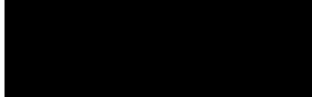
No. 30 Upper Park Road is in the Upper Park Road/ Parkhill Conservation area. With regard to the CPG1, there are various Design Guides and Design Excellence guidelines.

These state:-

1. Rear extensions should only be one storey high and should only be considered where precedents exist. The proposal is only one storey high, but none of the adjoining or neighbouring buildings have rear extensions except no. 24 (which I believe was built without Planning Permission at least 30 + years ago) and no. 20 which was built in the late 1950s when the same criteria did not apply. The existing shallow balcony on the rear raised ground floor of number 30 Upper Park Road - which is a predominant feature of these buildings - would of course be lost in the instance of the proposed extension being built.
2. The design guide also states that any projection from the rear should be set in from the outer corner to respect the coin detail of these buildings. This application shows the rear extension side wall running out from the main body of the house without a set-back.
3. Another point raised in the letter from residents of 28 referred to above, is that the use of wooden fencing at raised ground floor level is totally out of character with the existing cast

iron balustrades. I note that this is not marked on the elevation of the extension facing the garden of no. 28 so there will be a loss of privacy to the garden of no.28. Loss of privacy is also referred to in the design guides for the conservation area and CPG1.

I hope that the officer dealing with the application will take these objections into consideration under Planning Law relating to the Conservation Area Guidelines and CPG1.



Zoe Drewitt

cc Kate Henry, London Borough of Camden, Development Management