

Camden Planning Department

Case Officer - Obote Hope - 020 7974 2555 - obote.hope@camden.gov.uk

Ref: Camden - Full Planning Application 2018/5553/P

Site Address -126 Fordwych Road, London NW2 3PB

Objections to the proposed planning application by Stephen & Pamela Frazer of 124 Fordwych Road, London NW2 3PB. Tel 020 8452 5268 Email stephen@frazerdesigners.com

Application Proposal

The erection of a single storey full width extension, (following the demolition of the existing) and erection of a dormer roof extension to the rear elevation associated with the conversion of existing 2Bed flat at ground floor level to: a studio and 1 x 3bed self-contained flats and retain the existing 2 x 2Bed self-contained units at upper floor level, alterations to the rear facade/fenestration treatment to the rear and side elevations.

Flat 1 Ground Floor - Studio - Enlarged with separate Kitchen and WC

Flat 2 Ground Floor - 1 Bed - Existing - No alteration.

Flat 3 Ground Floor - 3 Bed 4 Persons - Enlarged with separate full width rear extension.

Flat 4 First Floor Rear - Existing plan with alteration to ceiling height and kitchen window.

Flat 5 First Floor Front with Loft Conversion and Dormer Extension - 2 Bed 3 Persons.

Our comments and objections should be read by referring to the following documents:-

- Design and Access Statement

- Drawing Nos. ST_NOV 17_126FOR_01, ST_NOV 17_126FOR_02, ST_NOV 17_126FOR_03, ST_NOV 17_126FOR_04, ST_NOV 17_126FOR_05 and ST_NOV 17_126FOR_06

Comments & Objections

On the Plans the alleyway shown on the left flank looking from the road belongs to No.124 Fordwych and has a Minimum width of 700mm and maximum width of 900mm. The Boundary line is the junction of our alleyway with the left flank wall of No.126, which we believe is both a Boundary and Party wall line as it cuts through the Chimney breasts of No. 126.

The row of similar detached late Victorian houses starting at No 120 on the west side of Fordwych Road and also similar houses in Manstone Road were built to have their bathroom and kitchen services on one side, with access and drainage services down their own alleyway. The only opening on the opposite side flank wall of each house is to provide light to the main staircase window, while ensuring privacy and preventing the spread of fire.

The Proposed Plans show three new window openings and probable fume extraction from boilers, kitchens and WCs, through the Boundary/Party wall opening into the side alley belonging to No.124 Fordwych Road, which will reduce privacy and increase the risk of fire spread between the two houses.

Flat 1. Ground Floor - Studio - Enlarged with separate Kitchen and Shower/WC.

Objection to the addition of a new kitchen window in the boundary/party wall with No. 124 side alley. No right to light, increase in fumes and noise, possible external fire spread risk with only a 0.8m building separation. The window is shown in the Proposed Ground Floor Plan, but not shown in Proposed Side Elevation 2.

Flat 3. Ground Floor - 3 Bed 4 Persons - Enlarged with separate full width rear extension.

Objection to the addition of a new bedroom window in the boundary/party wall with No. 124 side yard. No right to light. The proposed window directly faces our kitchen window and reduces our privacy. Window shown in Proposed Ground Floor Plan, but not shown in Proposed Side Elevation 2.

Objection to the size and scale of the Ground Floor extension, that creates a small enclosed courtyard outside our kitchen and two bedrooms with a loss of privacy and increase in noise.

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 does not meet the 45 degree rule, when viewed from the centre of our rear extension window.

Flat 4. First Floor Rear - Existing plan

The application indicates no alteration to Flat 4, however the proposed Loft Conversion appears to require the lowering of the First Floor ceiling to increase the headroom in the roof. which would also apply to Flat 4. See Existing and Proposed Drawings.

Objection to the addition of a new kitchen area window in the boundary/party wall with No. 124 side alley. No right to light, increase in fumes, noise and possible external fire spread risk with only a 0.8m adjoining building separation. Note that the window is shown in the Proposed First Floor Plan, but not shown in Proposed Side Elevation 2.

Flat 5. First Floor Front with Loft Conversion and Dormer Extension - 2 Bed 3 Persons.

Objection to the existing bedroom window shown in the Proposed First Floor Plan and Proposed Side Elevation 2. The UPVC window was installed by a previous owner several years ago to create a separate bedroom. It is believed that neither Planning or Building Control permission was sought. It is questionable whether the bedroom can be considered habitable, as the window faces directly onto the wall of No 124 and faces our original WC bathroom window with about an 0.8m gap The bedroom has extremely limited natural daylight and the glazing is not obscured, which compromises our right to privacy.

The proposed dormer has been reduced from the previous wraparound dormer shown in Application No. 2018/1155/P. However the proposed Dormer still dominates the hipped roof slope and does not meet the Camden Design Guidelines for step back distances from the ridge and hip.

The Plans for the Proposed Loft Conversion appear to show a lowering of the First Floor ceiling to increase the headroom in the roof and to eliminate the need for a side dormer above the staircase to provide a 2000mm headroom.

The Proposed Rear Elevation shows a near to full height inward opening French window in the Rear Dormer. There is no indication of any protection from falling, such as a Juliet Balcony.

We object to the loss of privacy from such a large window at roof height and being overlooked, when using our garden. The window cill height should be raised or obscure glazing fitted to a Juliet balcony up to a 1100mm height.

Comments on the Design and Access Statement

Layout and Scale The new proposal claims to be inline with other approvals in the vicinity. There is no evidence to support this claim for the Dormer or rear extension

The ground floor rear extension that was approved previously 2011/2578/P was quite different, as it proposed a partly excavated 2 storey extension, positioned on the boundary with No.128 Fordwych Road and not a full width extension extending to the boundary with No. 124.

Landscaping There is an original orchard Pear tree shown on the Ground Floor Plan adjacent and close to the proposed extension bi-folding window and garden access. The tree should be protected with a Tree Preservation Order.