

[REDACTED]

From: Josh Wilson [REDACTED]
Sent: 04 February 2019 15:16
To: Planning
Cc: [REDACTED]
Subject: With regard to Application Number: 2018/6006/P, 62-64 Queen's Crescent NW5 4EE - 'Making a representation'

For the Attention of Case Officer Mr. Josh Lawlor.

We wish to 'Make a Representation' upon the above Planning application for the property immediately next door to our own.

Having reviewed the relevant Application plans and document on your Planning Portal, we would like to raise the following concerns about this application:

1. At no time have we received any notification about this new Planning Application - despite being the only residential neighbour at No. 66 Queen's Crescent and also Leaseholder to The Applicant (at least we presume The Applicant is the freeholder - the freehold changed hands last September, and we have not been notified who the new freeholder is).
2. At no time have we received any consultation about the proposals or how they might or might not impact upon our residence.
3. The proposed plans at Ground floor, First, Second and Third plans overlap our property inside the line of our West Party wall with 62-64 Queen's Crescent.
4. There are Rights of Light issues to the rear (southside) which will impact on our property associated with the proposals which have not been represented in the Application.
5. The proposals will impact on our current successful Planning Permission (Camden Ref: 2016/3344/P) for extending our property at First, Second and Third floors (details can be viewed on the Camden Planning Portal)
6. There are no details shown pertaining to potential external roof-mounted commercial ventilation equipment or the acoustic implications of such equipment to be mounted on the existing rear roof terrace
7. The existing plans and sections do not show or describe the boundary condition/extent of the existing roof terrace at first floor level or its relationship to our property at 66 Queen's Crescent.
8. An existing (eastern) staircase and length of Party Wall has been missed off the existing ground plan drawing.
9. There are no height datums shown on the plans, sections and elevations.
10. There are no dimensions shown on the plans, sections and elevations.
11. There are no details of materials or construction shown on the existing or proposed Plans, sections and elevations.
12. There are no drawn details of the existing neighbouring properties on the Plans, sections and elevations.
13. There have been no Planning notices displayed locally.
14. The Design and Access Statement states the existing property is a five bedroom flat yet the plans show only four bedrooms.
15. The Design and Access Statement makes no mention of the Retail and storage space below, and to the rear of our property at 66 Queen's Crescent which currently forms part of the retained open-plan retail space shown on the existing and proposed plans along its eastern side.

Many thanks,

Josh Wilson, RIBA, RIAS

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