

From: Sidel, JT [REDACTED]
Sent: 25 February 2019 10:15
To: Henry, Kate [REDACTED] Planning [REDACTED]
Cc: [REDACTED]
Subject: Concerns Re: Planning Application 2018/5855/P - 1st Floor, 37 Estelle Road, Conversion to Single Flat
Importance: High

Dear Ms. Henry,

I am writing to you with regard to planning application 2018/5855/P, submitted by Beamish Planning Consultancy on behalf of A R and V Investments Limited for conversion of the 1st floor of 37 Estelle Road to a single flat.

I understand that you are the case officer responsible for the application, and it is in order to convey my concerns about the proposed conversion that I am writing to you now. My wife and I are the owners and residents of the property directly adjacent to the property, [REDACTED] with [REDACTED] bedroom and family bathroom on the 1st floor. It is thus with ample familiarity with the property and personal concerns about the possible conversion of the 1st floor of 37 Estelle Road that I am writing to you now.

I have reviewed the documents submitted in connection with the planning application, and my concerns are twofold. First of all, the proposed conversion involves the installation of a new bathroom which does not have any windows or source of external ventilation, and which has its bath/shower along the shared wall with our property. I am thus very concerned about the likelihood if not inevitability of damp and damage on our (exposed) side of the shared wall stemming from the regular use of the un(der)-ventilated bathroom next door.

Secondly, the proposed conversion locates the bathroom of 37 Estelle Road along the shared wall with our open 1st floor stairway landing, while locating the bedroom of 37 Estelle Road along the shared wall with our family bathroom. In terms of noise disturbance and privacy, this state of affairs seems certain to create unpleasantness and inconvenience for residents on both sides of the shared wall, especially at night and in the early morning.

When we moved into [REDACTED] Estelle Road a decade ago, we installed special noise-muffling sheets along the shared wall with 27 Estelle Road in the front room, but this has not proved to be effective. I thus have very real concerns both about damp and damage, on the one hand, and noise disturbance, on the other.

Having reviewed the planning application submitted for the proposed conversion of the 1st floor of 37 Estelle Road to a single flat, I would suggest that both Camden Council and the applicants consider the concerns flagged above, which are concerns not only for the interests of my own family at [REDACTED] but also for the owners and occupiers of the 1st floor of 37 Estelle Road as well. No one likes to have their privacy -- or sleep -- disturbed, and no one enjoys becoming embroiled in disputes over party walls.

My strong suggestion is that Camden Council and/or the applicants consider the potential benefits of moving the bathroom so that it is not along the shared wall with [REDACTED] and so that it enjoys a window for purposes of ventilation. This could be achieved through a reconfiguration of the space which now includes the bedroom or the space currently designated for a study.

I hope that these concerns and suggestions will be taken into consideration by Camden Council and/or by the applicants in evaluating the plans for the conversion of the 1st floor of 37 Estelle Road into a single flat.

Many thanks in advance for your consideration in this matter.

Yours sincerely,

John Sidel

[REDACTED]