

---

**From:** Anthony Ward <ward.tony25@gmail.com>  
**Sent:** 28 February 2019 15:25  
**To:** Gentet, Matthias  
**Cc:** [REDACTED]  
**Subject:** Planning Application Ref: 2019/0107/P Flat A 13 Fordwych Road, Camden.

Dear Sirs

I am representing the owner of Number 15 Fordwych Road, Mrs Felicity Ann Croft in respect of the Planning Application made by the owner of the adjoining Semi-detached house, now in three flats, No 13A. My client Mrs Croft OBJECTS to this application on the following grounds:

**1) PLANNING**

In Planning terms, the existing Victorian era traditionally brick built semi detached three storey house, with original two storey rear extensions and back gardens with low brick walls and trees, now mature, represent family houses with a garden amenity, that is now severely compromised by poor quality design now applied for, *and the previous un-consented two-storey extension with overlooking terrace/ balcony. (See photographs attached.)*

The proposed extension, if granted Planning Consent, irreversibly alters the character of the area, and compromises and has a detrimental impact on the amenity that my client and her resident tenants currently enjoy.

**2) DESIGN and SCALE**

The piecemeal nature of the proposal, combined with the existing *(un-consented)* two storey with balcony rear addition, presents a bleak 'patchwork' brick wall that 'blinkers' my clients house, and vista from the rear garden, which is so important to the enjoyment and occupancy of her house.

The proposals suggest that the walls to the new rearward addition are built within the site of No 13, but the upward extension *(not drawn on the proposals)* will rise above the current traditional 'low brick garden wall' and will look most odd.

The previous un-consented addition, with its balcony /terrace, already overlooks my clients garden, and severely impinges on the privacy of the 'quiet enjoyment' of this important garden amenity.

If consented, the visual *irreparable* damage will be profoundly detrimental to not only to my clients house, but to the architecture and quality of the whole environment.

**NOTE THAT THE PROPOSALS OMIT THE ELEVATION FROM MY CLIENTS GARDEN, AND  
THUS, THE APPLICATION IS INCOMPLETE, AND CURRENTLY MISLEADING IN ITS  
CONTENT. THIS ELEVATION MUST BE SUPPLIED PLEASE, WITHOUT WHICH I  
CONSIDER THE APPLICATION TO BE INCOMPLETE.**

It will be readily seen that an elevation onto my client's property will reveal a barge board 'peeping over' the raised garden wall, and that would be unmaintainable. This 'patchwork of a raised wall' would further deteriorate the visual amenity that has already been badly damaged by the un-consented rear addition to No 13.

The design as presented, is extremely basic, and presents unimaginative external elevations, that completely ignore the elevational aspect from my clients property and garden. The roof scape is bland and basic, and if consented, will weather badly and become an even worse intrusion onto the garden environment.

The 'Design and Access Statement' presented does not address the full impact of the proposed development, and should be widened in its scope to comment on the loss of amenity to the Immediate neighbours, and the wider community that this proposals' dismal design presents. The Tree Survey similarly does not appear to present a purposeful proposal to maintain the green and mature environment of the rear aspects and gardens of these properties. The loss of amenity by tree feeling etc is injurious to the environment and ambience of my clients house.

### **3) BUILD-ABILITY**

Whilst not necessarily a key planning consideration, the ability to construct a consented proposal is a real issue to be taken into account at this Planning Stage.

The Applicants' proposal is potentially 'unbuildable' as the load bearing walls that form the current rear two storey rear additions, and which support the party wall with my client, are to be demolished, (refer to the ground floor plan.)

( Demolished walls shown dotted.)

This would require the first floor flat residents to vacate their property, as the demolition removes the load bearing walls that support their first floor flat. Such demolition would potentially de-stabilise the Party Wall that my client currently enjoys the benefit of, notwithstanding the damage that could occur to the structure and the fabric during any construction process.

The site access to the proposed construction is extremely limited, and is only a 'garden path'.

The proposals do not seem to take into account the plant and equipment to safely construct this extension.

### **3) MATERIALS**

The materials shown and implied are of a basic nature, and if consented, would lead to a very poor addition. The 'flat roof' and barge board eaves do not suit such an important built environment, and are totally out of keeping with the existing buildings that surround it.

The proposals seek to be 'a contemporary contrast' to the Victorian Residences, but falls far short of that in reality.

### **4) IMPACT ON AMENITY**

It will be seen from the above objections, that this proposal would, if consented, have an extremely adverse impact on the garden amenity and environment from my clients perspective.

Further more, it would have an extremely negative impact on the neighbourhood, adding yet further poor quality rear additions that are injurious to the built environment of this important area of London's architectural heritage.

### **5) NOISE AND ENVIRONMENTAL IMPACT DURING THE CONSTRUCTION PROCESS.**

The proposals would cause noise, disruption, dust, vibration, Party Wall issues, construction material deliveries, temporary works, and uncertainty to my client and her neighbours.

I would be obliged if you would acknowledge this emailed letter of **OBJECTION** to the current (and incomplete) proposals that are before you.

Yours faithfully

Anthony Ward  
CEng FIStruct E

**DIRECTOR**  
**for**  
**WARD MORGAN LTD**  
**CONSTRUCTION CONSULTANTS**

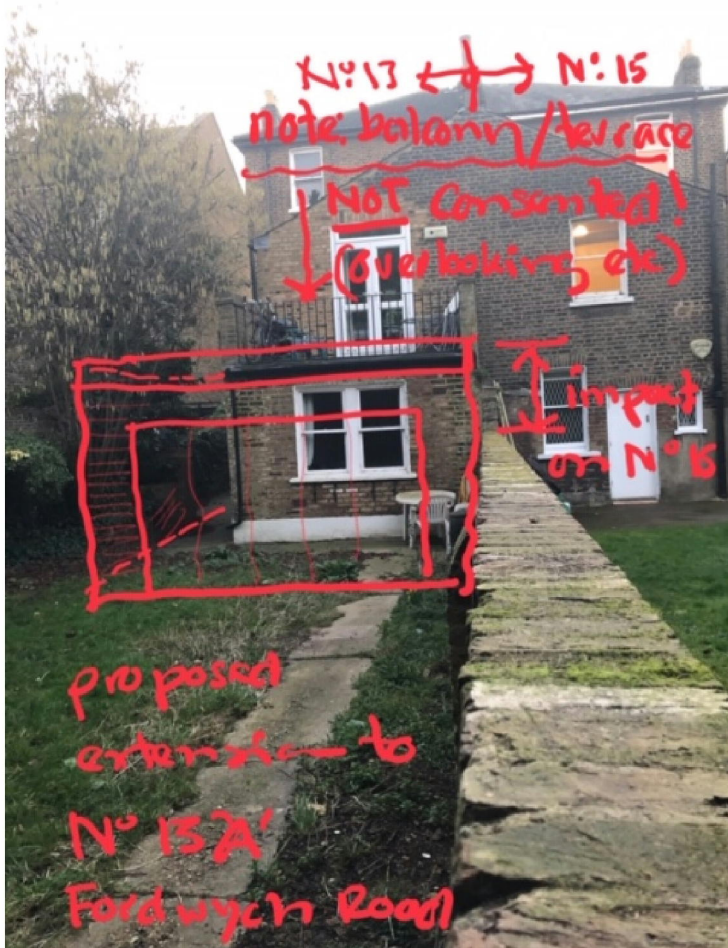
**and**  
**Immediate Past Master**

of

The Worshipful Company of Constructors  
*Incorporated by Royal Charter*



**PHOTOGRAPHS SHOWING THE IMPACT OF THE PROPOSALS:**



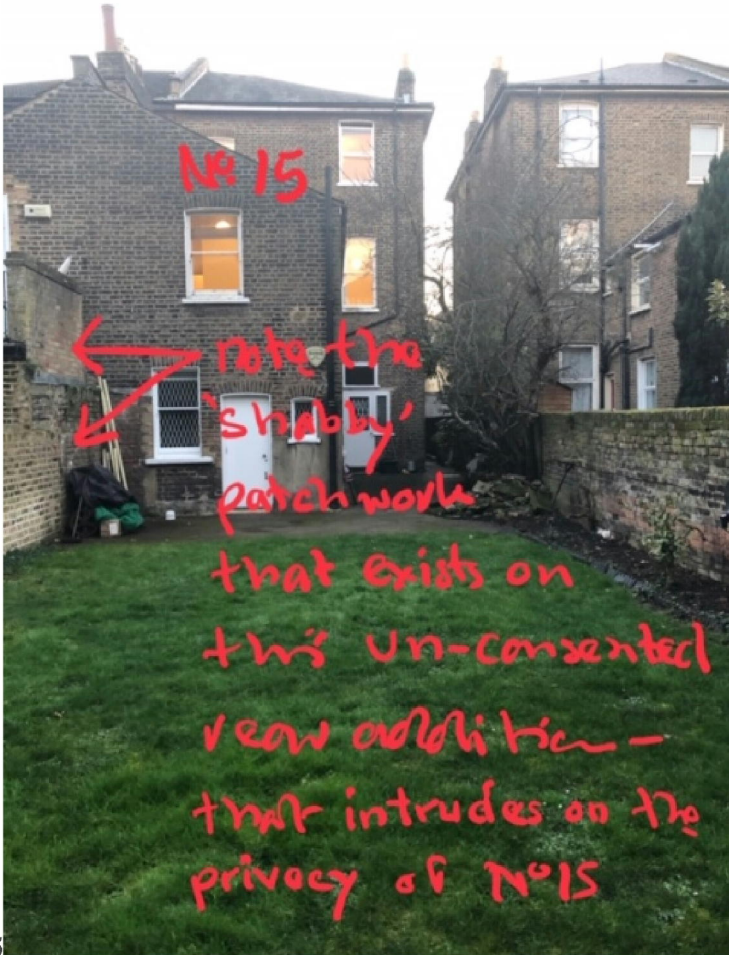
**REAR VIEW OF No 13 and 15 Fordwych Road**



**CURRENT (un-consented) rear addition to the Applicants**



THE GARDEN ENVIRONMENT TO No



15

THE REAR OF No



15..... No 13, SHOWING THE 'CONSTRICTED' ACCESS FOR CONSTRUCTION.