
From: English, Rachel
Sent: 29 April 2019 09:41
To: Planning
Subject: FW: No 17 Fordwych Road Planning Application No:-2019/1027P

Categories: CASES

[Please log](#)

Rachel English
Senior Planner

Telephone: 020 7974 2726



From: [REDACTED]
Sent: 25 April 2019 16:49
To: English, Rachel <Rachel.English@camden.gov.uk>
Cc: [REDACTED]
Subject: Fwd: No 17 Fordwych Road Planning Application No:-2019/1027P

Begin forwarded message:

From: [REDACTED]
Subject: No 17 Fordwych Road Planning Application No:-2019/1027P
Date: 25th April,2019
To: Rachel English

Dear Ms English

Thank you for sending me the plans for No 17 Fordwych Rd NW2 3TN

When we spoke on the telephone I mentioned to you that I am very concerned that both 13/17 Fordwych Road are planning to Extend their properties at the same time and this will have a Collective adverse affect on the surrounding amenities for my tenants in the ground floor flat who have a baby under one year old

BEFORE ANY PLANNING PERMISSION IS GIVEN I BELIEVE THE NEW OWNERS OF NO 17 FORDWYCH RD. SHOULD REPLACE THE PARTY WALL IN ITS ENTIRETY WHICH IS CURRENTLY A DANGEROUS STRUCTURE AND CAN BE MOVED BY HAND PRESSURE. THIS IS PARTICULARLY CONCERNING GIVEN THERE IS A BABY UNDER ONE YEAR IN THE GROUND FLOOR FLAT AT NO 15. FORDWYCH RD.

The current owners suggested they would like to put up a nice fence I said no it is a Party wall and it should be like for like ie a brick wall and it comes under the party wall fence act

etc.

I must state that over five years ago my engineer had to insist on the then agents of No17, that they agree with us and remove the front part of PW. Eventually they agreed, it was so dangerous that the Pier could have fallen on a passer by on the pavement given there is a nursery near by there are mothers and children walking up and down all the time.

Under much pressure we managed to get wall partially removed but the then Owner whom I had not been permitted to access directly died. clearly I respected the situation but when I eventually got hold of the solicitors other owners were involved and eventually last year hugh trees had grown (seedlings) in the earth where the brick PW had been. The trees were house high so when I again pursued the Solicitors they removed the trees but not from the roots, and in the back garden the lack of maintenance resulted in ivy growing into under and all over the PW on the No 17 side which totally undermined the brick wall to the degree it is about to fall. some of their ivy has grown horizontally through the wall into our garden

I therefore believe for my tenants sake before any planning permission is given that the new buyers should honour their PW situation and sort out this dangerous structure and ensure that by rebuilding the brick wall they will provide a safe structure to separate 17/15 thereby making the life of my tenants safe and secure before they try and start building. Anyway with the work they are proposing I am sure the wall will fall and could cause bodily damage.

Further more a PW normally is 50/50 However in the case of No 17 They put in a concreted structure with a raised garden in the front and they were the cause by virtue of non maintenance and ivy infestation of the resultant dangerous structure which means they would be responsible for the major percentage of the costs. However given there is a dangerous structure in place [REDACTED] These new owners should deal with this matter before even considering Planning an extension.

I object to this Planning Application on the following grounds

1)LIGHT

This project will have an over shadowing affect and reduce our light on our property and garden.

2)PRIVACY If consent is given to the Planning application put forward by No 17 Fordwych Road the windows will look directly into my property No 15 Fordwych Road. Whilst there has been some suggestion of a fence being erected this will be unsightly and and this whole construction will result in Visual and irreparable damage and will be profoundly detrimental to not only on No 15 but to the architectural and quality of the whole environment

3) GREEN ISSUE/DESIGN AND SCALE

Camden have always desired to keep green areas of Gardens in the borough. Yet the Planning proposal for No 17 uses up most of the green garden spaces and is excessive while the plans exceed the plot Ratio.

The Loss of Amenity by tree felling etc is injurious to the environment and ambience to the occupants of No 15 Fordwych NW2 3TN

4) 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.

The proposed extension, if granted planning consent irreversibly alters the character of the area and has a detrimental impact on the amenity which my tenants enjoy

5)INCREASED POPULATION/ PARKING

To have this increased level of occupation will put additional pressure on parking in an already busy Road at a junction point

PARKING/ PLANT AND LORRY PARKING BRINGING IN MATEREIALS

6)Already a number of people come into London and Park in this road and then head off to Finchley Rd and west end and use our road as drop off.

The Road is a main road rabbit run and No 15 Fordwych Road is at a junction point where cars turn round and go in and out of Garlinge Road.

No 17 There is a very narrow passage to pass with materials which will mean lorry's parked outside occupying residents parking.

Renewed thanks for sending me the plans

I look forward to hearing your response to my objections

Yours sincerely

Felicity Ann Croft

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