
From: Cupid, Sonia
Sent: 21 May 2019 10:24
To: Hazelton, Laura
Subject: FW: Laura Hazelton. Comments re. Application number : 2019/2044/P Re. 3 Bacons Lane N6 6BL.

Dear Laura

Please see the below email for your attention.

Kind regards

Sonia Cupid
Planning Assistant

Telephone: [REDACTED]



From: Maggie <[REDACTED]>
Sent: 20 May 2019 20:47
To: Planning <Planning@camden.gov.uk>
Subject: FAO: Laura Hazelton. Comments re. Application number : 2019/2044/P Re. 3 Bacons Lane N6 6BL.

Application number : 2019/2044/P
Re. 3 Bacons Lane N6 6BL

Dear Laura Hazelton (case officer)

We have lived at The Old Hall for over 30 years and would like to make three points in relation to the above planning application.

1. Part of our garden borders 3 Bacons Lane and is alongside the proposed rear dining room extension.

This area of our garden is particularly secluded and a wildlife haven, created over many years, with the blessing of our previous neighbour. There are two bee hives located in a wild flower meadow and a pond with a prolific aquatic population including Great Crested Newts, frogs, toads and much more. Along the boundary is a high hedge, popular with small birds, and mature trees all of which are important to maintain the quiet and protection needed for this natural environment.

Our concern is that the proposed rear extension close to this boundary could lead to the hedge being deemed too high and, together with the trees, a problem for light to this extension. We would like to know that the current natural environment will be protected (pic 1).



2. The enlargement of the rear dormer and huge windows on the first floor, together with the increased size of the rear balconies directly overlooking our garden, will be detrimental to our privacy. Much less of a problem when the trees are in leaf, however, as pointed out above there could be an issue with the trees and hedge at a later date.

The existing dormer was built in contravention of a covenant that only allows the houses on Bacons Lane to be two stories high. The covenant was created in order to preserve the privacy and tranquility of The Old Hall, Grade 2* listed building and its garden for future generations (pic 2).



3. As part our freehold, we have a 4 foot wide right of way access path to The Old Hall garden gate from Bacons Lane, which runs along the garden of 3 Bacons Lane. We would like reassurance that this right of way will be respected with the erection of the new boundary wall. We are unable to understand from the drawings what the implication is for us with the change of level of the proposed new garden and in particular the area adjacent to our gate.



We would be grateful if you could please confirm receipt of this email, and the comments & photos attached herein.

Best wishes,

Maggie & Terry Gilliam
The Old Hall, South Grove, London N6 6BP

