

Rec'd
27/1.



35-37 William Road London NW1 3ER

Tel: 0171 333 5856

Fax: 0171 333 0302

Our Ref:

Your Ref:

Date:

26 January 2000

The Planning Inspectorate
Room 10/15 Tollgate House
Houlton Street
Bristol
BS2 9DJ

Dear Sirs

RE: DOE Appeal Reference :- APP/X5210/A/99/1032238
17 - 35 WILLIAM ROAD LONDON NW1

As you may be aware we are the freehold owners of the property at 35 William Road which is a 6-storey office building on the corner of William Road and Stanhope Street.

In writing this letter we have obtained the advice both of our retained right of light expert and our solicitors.

The application in its original form failed to address the issue of rights of light. Although this was amended in an attempt to deal with this issue we still do not believe that matter has been dealt with entirely satisfactory. In basic terms the proposed new building is far too close to our building and notwithstanding the amendments, will still have a substantial detrimental affect on the enjoyment of my building. It should also be borne in mind that the rooms affected by the loss of light do not have a secondary means of light available to them.

In addition to the question of rights of light, we would also object to the planning application on the following points:-

- 1) We still believe that no indication is given on the plans as regards plant accommodation. Is this intended to be within the building or to be located on the roof, which would further reduce the light available to our building?

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- 2) Once again no provision is made for car parking. We would again enquire as to whether any commuted car parking payment is being made to the Local Authority. We understand the attitude of the Local Authority is that the property will be sold without the benefit of car parking and that potential purchasers will be warned of this. We do not believe that bearing in mind the location of the property and the expected sale prices that it is realistic to accept that the purchasers of these flats will not have vehicles. Clearly there is no on street parking available in the vicinity of the building nor are there any car parks located nearby. We believe the effect on what is already a busy but small road will be disastrous. The additional flow of traffic is likely to cause considerable congestion in surrounding roads.

- 3) We believe once again there is a design conflict between the industrial use at ground floor level and the residential above. We do not believe that these two uses will go hand in hand and that the proposed residential use is out of place with the immediate surrounding area of business use.

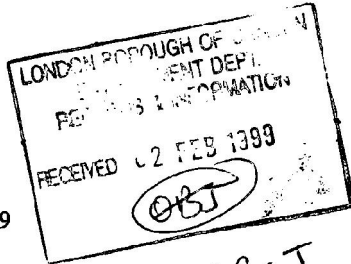


Managing Director

Our Ref:

Your Ref:

Date: 1st February 1999



35-37 William Road, London NW1 3ER

Tel: 0171 383 5858

Fax: 0171 383 0302

Director of Environment Department
Camden Environment
Development Control Planning Services
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

BY HAND

Dear Sir/Madam,

Re: Application no: PS9804631R1
Proposed development: Erection of six-storey building, retaining industrial use (Class B2) at ground floor and with new residential on upper floors. (REVISED plans submitted)

at: 17-35 William Road, NW1.

Further to receipt of the revised planning application I have visited the local authority planning department to see for myself the proposed plans.

Although these plans now show the building with a 45° angle sloping away from my building I still do not believe they have addressed my fundamental objections as set out in my original letter of objection to the original planning application, a copy of which I enclose for ease of reference.

In basic terms the proposed new building is far too close to my building and notwithstanding the amendments, will still have a substantial detrimental affect on the enjoyment of my building.

We have seen a copy of the Architects letter to you dated 7th January 1999 and have passed this onto our Rights of Light expert for any comments he may have. In the meantime however, we would mention that in relation to point 4 we have never been provided with a copy of this report.

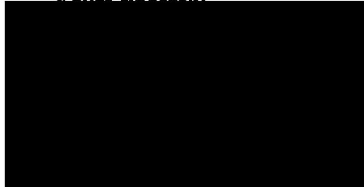
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◆ For these reasons I would urge you once again to reject this amended planning application.

Please advise us the date of any committee meeting on this matter.

Yours sincerely



Managing Director.

Enc.

**cc: Anstey Horne & Co.
Chartered Surveyors
cc: Saunders Bearman
Solicitors**

Our Ref:

Your Ref:

Date: 2nd February 1999



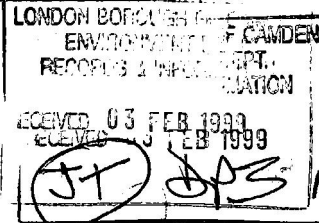
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Further to our letter of 1st February I enclose a copy letter just received from our Rights of Light Consultant.

I am sure you will agree the contents further support our strong objection to this application as stated in yesterday's letter to you.

We look forward to hearing from you in due course.

Yours sincerely,



Managing Director.

