

From: Louise Pollard [REDACTED]
Sent: 16 December 2019 19:26
To: Planning [REDACTED] Kate Phillips [REDACTED] Henry, Kate
[REDACTED]
Subject: Fw: Application number: 2019/5840/P - 20-21 Kings Mews, London WC1N 2JB - Planning Reference 2016/1093/P dated 21/11/2016 - Planning Portal Reference: PP-08302411

Dear Kate Henry,

20-21 Kings Mews Planning Applications Ref 2016/1093/P and 2019/5840/P

[REDACTED] 5 Northington Street/18-19 Kings Mews which shares a party wall with 20-21 Kings Mews, the property that is the subject of the Planning Applications above.

I had previously lodged objections in April 2016 to the Planning Application, but agreed (by my email to you of 24th June 2016, below) to withdraw those only on the grounds outlined in that email, which had been agreed by the Applicant/land owner of 20-21 Kings Mews.

I also lodged further objections in my email below (of 13th December 2019) to Camden Planning Department objecting to the proposed privacy screen design drawing P_25 named "Proposed Second Floor Screen Detail" lodged pursuant to Condition 7 of the planning conditions.

I have now had an opportunity to go on site today at 20-21 Kings Mews and attach some photos. These photos evidence my concerns about the likely effect of the current building, including a lack of privacy and lack of compliance with the agreement made by the Applicant with me.

I am also concerned that the agreements made on behalf of the Applicant/land owner with me, for withdrawal of my earlier objections (of 18 April 2016), in relation to the privacy screen and fixed planting area, are honoured. I have copied below my email to you of 24th June 2016 setting out this agreement.

The photo marked Kings Mews Balcony A shows my bedroom window directly next to the second floor balcony at 20-21 Kings Mews with my main bedroom balcony above. The photo marked Kings Mews Balcony 7 shows the balcony from inside the new development with my bedroom window just visible to the right of the balcony. Photos marked Kings Mews Balcony 3, 9 and 10 show the distance from my bedroom window to the new balcony ledge at 20-21 Kings Mews. Kings Mews Balcony 4 and 6 show the distance on the floor of the balcony to the glass doorway entrance to the kitchen. I think, from the plans, there are 3 glass doors to the balcony from this one room.

I have the following issues with the current building structure:

1. It was agreed that the privacy screen would be at least 750mm from my window. As you will note from the photos the outer edge of the ledge on the balcony of 20-21 Kings Mews is less than 200mm from my bedroom window, the inner edge being approximately 460mm from my window. The privacy screen needs to be installed inside the terrace area, as was agreed, at the distance of 750mm from my window as agreed. Besides privacy concerns it will be very difficult to clean the outside of my bedroom window with less space.
2. The fixed planting area was agreed to be built next to the privacy screen and have a 600mm width and 500mm depth. This would ensure approximately 1300mm distance from my bedroom window to anyone standing on the balcony (for me this is important to maintain some privacy for my bedroom).
3. It is also crucial that the privacy screen cover the entire area of my bedroom window to provide privacy.

As this room appears to have 3 glass doors to the terrace, can I suggest that, if necessary, it would be possible that the door nearest my bedroom be changed to a fixed window to match the other doors, so that it is not an issue if the planting area overlaps the glassed area?

Please let me know if I should submit any further details.

Many thanks.

Kind regards,
Louise Pollard

[Redacted]

"Louise Pollard [Redacted]

[Redacted]

24 Jun 2016 at 16:56

Dear Ms Phillips,

20-21 Kings Mews Planning Application Ref 2016/1093/P

I own 5 Northington Street/18-19 Kings Mews which shares a party wall with 20-21 Kings Mews, the property that is the subject of the Planning Application above. I have previously lodged the objections on the 18th April 2016 which I would like to withdraw only on the grounds outlined below, which have been agreed by the Applicant, following discussions with the Applicant regarding my concerns, please see the emails from James Huish at Montagu Evans dated 4 and 6 May 2016 below.

Basis on which I withdraw my objections;

A. That the Applicant will install a permanent 1.8m high frosted glass privacy screen as in the new drawings lodged including drawings P_04B, P_06C, P_06D, P_09C and P_013C. The screen which will be constructed on the inside face of the proposed terrace, offering visual protection to the second bedroom of 5 Northington Street. The screen will be toughened safety glass which is 19/25mm thick and 750mm away from the adjacent window.

B. The Applicant will install a permanent fixed plant box, measuring a minimum of 600(w)x500(d)x600(h), which will be constructed at the end of the balcony nearest 5 Northington Street to act as a physical barrier between the windows and people using the proposed balcony as in lodged drawings P_04B, P_06C, P_06D, P_09C and P_013C.

C. The Applicant has advised that the roof of the proposed building is not to be used for everyday or recreational use and will only be accessed for maintenance purposes. The Applicant is willing to accept a planning condition which restricts roof use solely to maintenance and with such a restriction I would withdraw my objection. This is a concern as the roof looks directly onto a large bedroom window at 5 Northington St and is only 450mm away.

D. That prior to demolition the connection to the sewer leading to 5 Northington St will be permanently capped off and sealed. All drainage and sewerage from 20-21 Kings Mews will go directly into the sewers in the street and none will go into 5 Northington St in line with recent drawings lodged such as drawing P-01 C.

E. The proposed boiler flue situated near to the garage door is to be sited above the height of the garaged door and at least 600mm from it to avoid fumes being blown into the garage in accordance with the lodged Proposed Front (West) Elevation drawing P-06 D.

F. My objections are only withdrawn in respect of the plans as lodged on 12th and 17th May 2016. If the plans are later changed I wish to be able to reinstate my objections.

In relation to the proposed basement development I have not specifically discussed this with the Applicant. I do, however, confirm that I have a dry and damp free basement, which the Applicant's agents have viewed, and I confirm my previous comments and concerns to the Council that the proposed basement development at 20-21 Kings Mews not be detrimental to my basement. I am concerned that appropriate tests are conducted to ensure groundwater will not be displaced by the proposed basement to the detriment/flooding of my basement and that an appropriate method of ground removal and construction are designed to ensure no damage to my basement.

Kind regards,
Louise Pollard

Emails From James Huish at Montagu Evans



May 6 at 9:44 AM

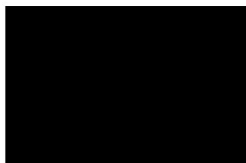
To

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Attachments

- P_01 Demolition & Proposed Ground Floor-Untitled Sheet-000.pdf
- P_02 Demolition & Proposed Basement Floor Plan-Untitled Sheet-000.pdf

[Download All](#)

Louise,

You are correct in your understanding of the existing situation with regard to the drain currently running underneath your garage and into the sewer.

We are now proposing to fit a new manhole in the street and permanently block off the drain running into your property. Please find attached amended ground and basement floor plans highlighting the proposed new drainage route which will be separate from your property.

If you are happy with the above and the other proposed changes outlined in the previous email, we can formalise this by submitting the amended plans to LB Camden as a formal amendment.

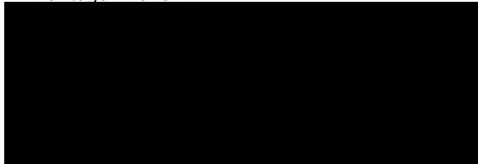
Please note that I am on annual leave this afternoon and Monday, so if you have any further queries, please contact Peter at this time.

Kind regards,

James

James Huish MRTPI
Planner

Montagu Evans LLP



From: James Huish [redacted]
Sent: 04 May 2016 16:55
To: Alistair Redler [redacted]; Louise Pollard [redacted]
Cc: Peter Bovill [redacted]
Subject: RE: 16174 - PD10435 - Kings Mews

Dear Louise,

Further to our recent correspondence and the meeting held on site, I write to you to provide you with a written commitment, on behalf of our client, City & Provincial (Worthing) Ltd that the following will be undertaken in respect of the application for planning permission at 20-21 King's Mews, which is currently being determined by the London Borough of Camden. This commitment is provided on the basis that you will withdraw your objection submitted to LB Camden.

A. The applicant will propose a 1.8m high frosted glass screen to be included in the design which will be constructed on the inside face of the proposed terrace, offering visual protection to the second bedroom of 5

Northington Street. The screen will be toughened safety glass which is 19/25mm thick and is proposed 750mm from the adjacent window.

B. The fixed secondary glazing units will be applied to the inside face of the existing fixed side windows overlooking 20-21 King's Mews.

C. The roof of the proposed building is not to be used for everyday or recreational use and will only be accessed for maintenance purposes. We are willing to accept a condition which restricts this.

D. A connection is required to the sewer, as is the case with the existing building. During demolition, the connection to the sewer will be capped off and sealed.

E. A fixed plant box will be constructed at the end of the balcony nearest 5 Northington Street to act as a physical barrier between the windows and people using the proposed balcony.

F. The proposed boiler flue situated near to the garage door is to be sited above the height of the garaged door and at least 600mm from it to avoid fumes being blown into the garage.

If you are happy with the above, we shall submit revised drawings to LB Camden for approval (in respect of A & B), propose a suitable condition (in respect of C) and revise the application form (in respect of D). Once submitted to LB Camden, we can send to you a copy of all revised drawings. Alternatively, you will be able to view them on the planning register.

I trust the above assurance will allow you (and Alistair) to withdraw your objection. Please can you confirm.

Kind regards,

James

James Huish MRTPI
Planner

Montagu Evans LLP



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----- Forwarded message -----

From: Louise Pollard [redacted]
To: [redacted]
Cc: [redacted] Liz King ; [redacted] Alistair [redacted] Callum Kempe [redacted] Peter Brown [redacted]
Sent: Friday, 13 December 2019, 13:41:30 GMT
Subject: Application number: 2019/5840/P - 20-21 Kings Mews, London WC1N 2JB - Planning Reference 2016/1093/P dated 21/11/2016 - Planning Portal Reference: PP-08302411

Dear Camden Planning Department,

[redacted] 5 Northington Street/18-19 Kings Mews which shares a party wall with 20-21 Kings Mews, the property that is the subject of the Planning Application above.

In relation to the recent Application number: 2019/5840/P I wish to make the following objections and comments:

1. I am concerned about the design of the proposed privacy screen on the second floor balcony at 20-21 Kings Mews on the grounds that the balcony is very close and within reach of my second floor bedroom corner window on the side of my property. The screen design shown on the recent application indicates a screen of a rectangular shape with a top corner cut off one side. This would mean that people on the balcony can see directly into my bedroom window from the balcony. I request that the privacy screen is;

(a) a full rectangular shape extending to it's full height, of a minimum 1800mm, for the entire depth of the balcony so that no-one on the balcony can look directly into my bedroom at such close range.

(b) That as well as being frosted to ensure privacy that the glass is of sufficient thickness to reduce noise to the bedroom so that talking on the balcony will not be heard clearly in my bedroom and any talking in my bedroom will not be heard clearly on the balcony and will be private. It was agreed with the developers agents that the screen will be toughened

safety glass which is 19/25mm thick and is proposed to be at least 750mm from my adjacent window.

(c) Whilst I hope the tree planted in the planter will thrive and provide additional privacy this is very much dependent on the flat occupants. If the tree dies and is not replaced then there would be a loss of privacy to my bedroom.

2. I had also agreed with the developers that the planter shown in Drawing No. P_25 would be a permanent fixed plant box, measuring a minimum of 600(w)x500(d)x600(h) to act as a permanent physical barrier between the windows and people using the balcony.

I should be most grateful for your consideration of my privacy concerns.

Kind regards,
Louise Pollard













