

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5060/P	Benjamin Scrimgeour	23/01/2021 19:25:07	OBJ	<p>BATH COTTAGE 95 SOUTH END ROAD LONDON NW3 2RJ</p> <p>M: 07831 196051</p> <p>Sofie Fieldsend Camden Planning Solutions</p> <p>23rd January 2021</p> <p>Dear Sofie Re: 97 South End Road, NW3 2RJ ↵ Planning application no: 2020/5060/P</p> <p>We apologise for this late submission regarding the planning application for 97 South End Road, but we only became aware of the planning application this week. Our concerns are as follows:</p> <ol style="list-style-type: none"> 1. In principle we would prefer for the side addition not to be connected to our wall at 95 South End Rd. This would respect the existing separation and space between the two C19th buildings. 93 and 95 sit as a pair of semi-detached houses and this proposal would in effect link 95 to 97 which from a heritage point of view doesn't seem right and we want to remain as a semi detached property. 2. We are concerned about access to the small slither of space between the side addition and our house where there are drainage/waste pipes and air vents in the wall which will need cleaning and access. We are also concerned how rainwater would be dealt with in this area. 3. Finally we are concerned that the style of the glazed windows and doors appear a little too hard and contemporary in this conservation area and a more traditional style would settle into the environment in a less obvious way. <p>We would welcome the opportunity to discuss our concerns with yourself and look forward to hearing from you whilst you consider this application.</p> <p>Yours sincerely Mr Benjamin and Mrs Christian Scrimgeour</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5060/P	Elizabeth Birch	22/01/2021 18:12:27	OBJ	<p>I wish to raise the following objections to this planning application:</p> <p>1. The position of the proposed boiler in the proposed new studio at the end of the garden: No. 99 has a roof terrace at first floor level as part of an annex/coach house which has been there for many years (probably circa 1920s/1930s). This is an external seating area which faces the sun for most of the day and it provides a considerable amenity for outside seating when the weather permits, particularly as much of the rear garden is quite sheltered from the sun for certain parts of the day. It is on the boundary with No. 97 and directly above the indicated position for the proposed studio and, particularly, the proposed boiler. The terrace of No. 99 will, therefore, inevitably be affected by the steam and combustion gases from the proposed new boiler intended to be placed in the new studio at No. 97. Given that the boiler will also be immediately adjacent to the boundary wall with No. 99, there may also be vibration. This will affect both the air quality on the terrace of No. 99 and the overall amenity in the coach house of No. 99. It can be seen from the drawings of the proposed studio that there is intended to be a cupboard at both ends of the new building. It would be far preferable to locate the boiler in the cupboard on the opposite side of the studio, where it abuts the garden annex of No. 95 South End Road. No. 95 does not have a similar accessible roof terrace and so they will be unaffected by the dispersal of steam and gasses in that location.</p> <p>2. The Proposed Pool at the rear of No. 97: The terraced houses of South End Road are characterised by their open front gardens which are available for the public to view as they pass by and, in juxtaposition, their intimate and peaceful, private (albeit small) rear gardens which take on a particular importance for the residents. The proposed pool, and all the potential noise which such a pool would be likely to generate when in use, is very much at odds with this character. I believe I will not be alone as a resident of South End Road in wishing to enjoy my rear garden during the summer months in the peace and quiet which is customary in these very much enclosed rear gardens. This will no longer be possible because an external pool, such as is proposed, will almost certainly be used principally at the times of day, and during the types of weather, when I and other neighbours would like to be quietly enjoying our rear gardens. The noise issue will further be exacerbated by the enclosed nature of the rear gardens where sound will reverberate off the rear elevations of the terraced houses, and among the tightly enclosed rear gardens and this will, of course, be exacerbated by the proposed studio. The pool is intended to be about 1.4 metres deep and effectively occupies (together with its landscaping) about half the rear garden. It will be against my boundary wall where it may affect the roots of the very mature planting in my rear garden. I have been careful to preserve this mature planting at No. 99, both because it provides some privacy between the two houses and because it is part of the character of the space.</p> <p>Would you please take these two objections into account in determining the planning application.</p>