

From: Eliot [REDACTED]
Sent: 14 January 2021 21:30
To: Fieldsend, Sofie <Sofie.Fieldsend@camden.gov.uk>; elizabeth Urban [REDACTED]
Subject: Re: Planning Application 2020/4947/P

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Hi Sofie,

I've discussed this further with Elizabeth Urban and she would like to formally object to the proposed extension to the Garden flat of number 4 Woodchurch Road (planning application number 2020/4947/P) on the following grounds:

1. That the plans are inconsistent with the Conservation Area and are not fitting to the character of the building or the period of the property.
2. That there will be a direct loss of amenity to herself and future owners of the Raised Garden flat of 4 Woodchurch Road which she currently owns.
As it stands, the proposal to incorporate her existing balcony into the extension roof effectively means she would lose the use of this balcony as a result. At present this is a place where she sits with a view down to a garden and the design would result in it becoming a seat enclosed in the middle of someone else's roof. Additionally, the view out from her bedroom and study will no longer be onto a garden but directly onto a roof thereby increasing a sense of enclosure and a loss of privacy.

This proposal was not discussed with Elizabeth in any detail before submission to planning and she explicitly does not give permission for her balcony to be altered like this. She is concerned that the issue of its ownership and responsibility for repairs has not been addressed as part of this planning application.

This objection is submitted on Elizabeth Urban's behalf by Eliot Hobdell [REDACTED]
[REDACTED]

It is also important to point out that if this extension were to be approved the subsequent building work will cause a significant disruption to Elizabeth's daily life. [REDACTED]

Yours faithfully,

Eliot Hobdell on behalf of Elizabeth Urban - January 14th 2021

Raised Garden Flat,
4 Woodchurch Road,
London,
NW6 3PN

On Fri, Jan 8, 2021 at 11:39 AM [REDACTED]

Hi Sophie,

Thanks for getting back to me.

At this point I think we just need time to explain it all to Elizabeth and find out how she feels.

Will do my best to get you a full response next week.

Regards,

Eliot

On Fri, 8 Jan 2021 at 11:34, Fieldsend, Sofie <Sofie.Fieldsend@camden.gov.uk> wrote:

Hi Eliot,

Thank you for your email.

If you want to make a formal objection I am happy if you send something in by the end of next week 15th. Or would you like me to take your original email as the objection?

In terms of material planning objections, the two main grounds are:

- Impact on the character and appearance of the host property, streetscene and conservation area
- Amenity: Loss of light, privacy, overlooking or a sense of enclosure

While the Council understand neighbours may have other concerns but they are likely to be regarding building control or other civil matters. Those are the main material planning ones above.

Please ensure any formal objection should you wish to submit one is concise .

I hope the above helps.

Kind regards,

Sofie Fieldsend
Senior Planning Officer
Regeneration and Planning
Supporting Communities
London Borough of Camden


From: Eliot <eliot.hobdell@gmail.com>
Sent: 08 January 2021 11:25
To: Fieldsend, Sofie <Sofie.Fieldsend@camden.gov.uk>
Subject: Planning Application 2020/4947/P

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Dear Sofie,

I'm writing in regards to planning application number 2020/4947/P for the Garden flat of number 4 Woodchurch road.

I am the legal representative for Elizabeth Urban who lives in the raised garden flat immediately above.



I only found out about this proposal this week and having looked online found the comments were closed for the application just before the New Year. I'm writing directly to find out what options there are at this stage for Elizabeth to be able to have an input?

Of immediate concern is that the proposal details her existing balcony becoming part of the roof of the extension below. As far as I am aware this has not been discussed or made clear to Elizabeth nor can I see anything about future ownership and maintenance of this item in the planning application.

I've spoken to her this week and there were a number of other concerns that came up:

- Her security will be impacted as the roof of the extension will make it much easier to gain access to her bedroom.
- She is worried that it might lower the value of her flat.
- The impact on her physical and mental health that the building work will have due to the level of noise and disruption it will cause.
- Her continued access/right of way to her garden at the back.

At this point I don't know if any of these things are considered as part of the planning application process but wanted to get them in writing to you as soon as possible.



Yours sincerely,

Eliot Hobdell
67 Prospect Road,
St Albans

Ali 2AU

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