

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Sirs

I am the owner of No. 99 South End Road and am a direct neighbour of No. 97 South End Road for which there is a pending planning application. I am sending you a copy of my objection at the same time as making it online, just in case anything goes wrong with the online objection. I have no objection to the application in the main, but I do have just a couple of important concerns in relation to my neighbour's plans which I have tried to raise with her in a friendly fashion but unfortunately I have not had a substantive response.

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 similarly accessible roof terrace and so they will be unaffected by the dispersal of steam and gasses in that location.

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.

Would you please take these two objections into account in determining the planning application.

Kind regards
Elizabeth Birch

99 South End Road
London NW3 2RJ

This message has been scanned by 3VB's Websense Email Security. www.websense.com