
From: Hugh Titcomb [REDACTED]
Sent: 09 April 2021 12:41
To: Ogunleye, Joshua
Cc: Planning; Hugh Titcomb
Subject: 2020/4449/P Flat 1, 39 Achilles Road, London NW6 1DZ

[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 Joshua,

I sent a letter of objection on 6th December 2020 re planning application 2020/4449/P (Flat 1, 39 Achilles Road, London NW6 1DZ) and - as it had not been posted onto the planning website - followed it up with a further email on 4th January 2021.

My letter has still not been posted on the website . The text is set out below.

I have just seen the applicant has recently submitted some additional photographs/drawings which have been uploaded onto the website.

These photos/drawings serve to illustrate very clearly how inappropriate the proposed building is and serve to highlight the points made in my objection: they show the significant reduction in garden/green space which will result if the proposed building is built; and they show the very close proximity of Berridge Mews (particularly number 10) to the site of the proposed building.

The proposed building is wholly inappropriate and my letter of objection & the comments included still stand.

Please ensure my letter is uploaded to your website as soon as possible.

Thank you.

Hugh H Titcomb

**Text of letter of objection sent 6th December 2020 re planning application 2020/4449/P (Flat 1, 39 Achilles Road, London NW6 1DZ).
Sent by Hugh Titcomb 10 Berridge Mews, London NW6 1RF**

I am writing to object to the application.

I am a joint owner of 10 Berridge Mews, which is located directly behind 39 Achilles Road, such that our garden directly abuts the site of the proposed building. My objection is made for the following reasons:

- 1) The land fall between Achilles Road and Berridge Mews is such that the Berridge Mews properties sit at a significantly lower level than those in Achilles Road. As a consequence, the proposed building would tower over the garden of 10 Berridge Mews - the garden is small in size and the impact of the building would be unacceptably intrusive. Further, it would have a detrimental effect on light flow, adversely impacting a number of Berridge Mews properties, notably numbers 8, 9, 10 and 11.
- 2) Given the land fall, there is a significant risk the proposed building will impair the stability of the land immediately around the proposed building, with the consequent risk of land erosion and/or flooding into the gardens of 9, 10, 11 Berridge Mews and other houses in Berridge Mews. There is a further risk of damage to a large tree on the rear boundary of 9 Berridge Mews, which is the subject of a preservation order.
- 3) The proposed building would result in a significant reduction in garden/green space, with an adverse impact on 39 Achilles Road itself and on adjacent properties in Achilles Road & Berridge Mews. All gardens in the immediate area are modest in size and it is important that a proportionate amount of space is maintained. Planning permission was granted under reference 2020/0300/P for a significant ground floor extension to 39 Achilles Road and this work is in course. The report from the Planning Officer for that approval includes reference to 'adequate amenity space being maintained within the rear garden'. It is noted this reference was made with regards to a garden which measured some 8.4 metres in length. The effect of the current application would be to reduce the length of the garden by some 43% to just 4.8 metres – this is considered unacceptable.
- 4) The Planning Officer's report for application reference 2020/0300/P also includes reference to that proposed extension being 'subordinate to the host property'. The combined impact of the approved extension and the current application would be overbearing on the plot and would negate the conclusion of being 'subordinate to the host property'.
- 5) The application refers to the building being insulated. This together with the floor plan of the proposed building (as submitted) and the reference to drainage already having been laid (possibly to service bathroom facilities) suggest an intention to use the building for dwelling purposes. This would be completely out of keeping for the area, would result in an unacceptable loss of privacy for the surrounding properties and would have a significant adverse impact on the community.

I respectfully ask that the application is declined.



This email has been checked for viruses by Avast antivirus software.
www.avast.com