

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/1692/P	Joan Downton	04/07/2021 19:00:00	OBJ	<p>My late husband and I bought 33 Fairfax Place off plan in 1962 and hence I have lived in Fairfax Place for 59 years. Although I have a party wall with 35 Fairfax Place, the owner has not talked to me about the proposed alterations. I am extremely concerned about these alterations.</p> <p>I am concerned on two counts. Firstly, if such changes are approved by Camden, it could well result in other changes to the houses so that the whole ambience of this historic mews would be changed.</p> <p>Secondly, I am extremely worried about the noise from 35 Fairfax Place. I know the previous owner of 35 Fairfax Place found the noise from 37 Fairfax Place very disturbing.</p> <p>I hope that Camden Council will not give consent to this planning application, but, if they do, one of the conditions should be that full noise cladding is installed between 33 and 35 Fairfax Place.</p>
2021/1692/P	A Catterall	05/07/2021 12:00:39	OBJ	<p>"I would like formally to object to the planning Application 2021/1692/P for 35&37 Fairfax Place for its conversion from 2 houses to make 1 larger house.</p> <p>Fairfax Place is a very old and well established mews. To underline its importance the Council has recently completely renewed the cobbles which is its roadway. This has enormously improved the general appearance of the area. All the houses are in single ownership. Some have garages on the ground floor. To allow 35&37 Fairfax Place to be one building sets a bad precedent for the whole character of the mews to change over time.</p> <p>For this reason I object to this application;</p>
2021/1692/P	Dr Helena Walters	04/07/2021 23:56:04	OBJ	<p>I am very concerned about the above planning application. The houses in Fairfax Place were built by the Eyre Estate in the early 1960s and the Eyre Estate has taken every action possible to ensure that the road remained acceptable to all the owners. There have been many extensions to the existing houses but there have been no previous planning applications asking for Camden approval to combine two houses. I do not consider this should happen as it will change the entire concept of the mews by having large houses there. Each current house can be extended by loft conversion, thus providing sufficient space for a family with children. This would be a more suitable solution during the current housing shortage, rather than combining two houses into one.</p> <p>I bought my house in 1998 and did a roof extension (with a balcony) when moving in. However, the balcony is used only occasionally.</p> <p>In the planning application, it is proposed to have two balconies for 35/37 Fairfax Place. If the project is approved in principle, which I hope it will not be, these balconies should not be allowed, as they (mainly the Juliet balconies) will be overlooking the gardens of other houses from close proximity (from the first floor).</p> <p>I hope that you will not approve the project.</p>

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2021/1692/P	Janet Langdon	05/07/2021 21:41:40	OBJ	<p>Before commenting on the above planning application, I would like to give the history of Fairfax Place. The road was originally called Victoria Mews, then Fairfax Mews and in 1930 was renamed as Fairfax Place. The road was built in the nineteenth century by the Eyre Estate and provided the stabling for the horses used by the occupiers of Victoria Road (now Fairfax Road) and all the accommodation for the personnel (and their families) connected with the horses. When Fairfax Place was first built, Goldhurst Terrace (now the neighbouring street) was agricultural land.</p> <p>Goldhurst Terrace and neighbouring streets are all in a conservation area. Due to the historical interest, Fairfax Place should also have been in a conservation area, but unfortunately this has never been set up.</p> <p>By the end of WW11, Fairfax Place had fallen into disrepair and the Eyre Estate completely rebuilt the road with the present houses, which were finished in 1961/62. Initially all the houses were leasehold but, when the law changed, owners were able to buy the freeholds, though most of the freeholds still have covenants with the Eyre Estate in order to maintain the unique nature of the road.</p> <p>With regard to 35 and 37 Fairfax Place, no structural alterations have been made to 35 Fairfax Place. With 37 Fairfax Place, a significant single floor rear extension was made in 2016 (see planning application 2016/0364/P). Since then the garage (while retaining its original frontage) has been converted into living space without planning permission from Camden.</p> <p>The present planning application not only wishes to combine the two houses, but also to add significant extensions to both houses. The results of this would be to have a mansion which would be 2 – 3 times the size of any other residence in the mews. In addition the garage for 35 Fairfax Place is under the bedroom of 24 Fairfax Place (this is very strange but was how the houses were built). The proposed extensions would make the nearby residents feel that they were overwhelmed by these extensions and is completely out of character with the other houses in Fairfax Place.</p> <p>Noah Ellis, the owner of 35 & 37 Fairfax Place, is chief executive of Nomadic Hotels registered in England and Wales and the registered office is at Nomadic Hotels Ltd, 37 Fairfax Place. This is all quite in order, but what is not in order is the fact that there are many deliveries for the company in Fairfax Place and these deliveries are stored in the garage of 35 Fairfax Place and before Noah Ellis bought 35 Fairfax Place, they were stored in 37 Fairfax Place. Hence the properties are both being used for commercial purposes. In addition I was horrified to see 3 cylinders of gas being delivered to 37 Fairfax Place at 12.30 on 22 June 2021 by Eastern Gases registration number WG68LSF – the cylinders were taken into the house (this all seems very dangerous). Then on 2 July 2021 I saw Noah Ellis drive off at about 08.00 and stopping in front of the garage for 35 Fairfax Place and opening the boot and the cylinders were there – Noah Ellis then filled the boot with packages which had been stored in the garage.</p> <p>In conclusion. I would hope that the current application is refused by Camden as the proposed changes will overwhelm the other houses and alter the character of Fairfax Place. I also hope that Camden will ensure that no business activities are allowed in either 35 or 37 Fairfax Place.</p>

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2021/1692/P	Susan Besser	03/07/2021 17:16:57	COMMNT	<p>We bought 26 Fairfax Place in 2002. 26 Fairfax Place is opposite to 37 Fairfax Place.</p> <p>One of the joys of Fairfax Place is that it consists of smallish units. By combining 35 & 37 Fairfax Place, we will be living opposite a much larger unit which is out of character with the whole street and is a dangerous precedent and hence we hope that Camden will not approve this application.</p> <p>If permission is given to combining 35 & 37, which we hope will not happen, permission should only be given on the understanding that all the scaffolding is put at the back of the house (there is a side gate to 37 Fairfax Place so this should not be a problem). The reason for this is that we live on the junction of Fairfax Place and the service road for Fairfax Road). If there is scaffolding in the road at the frontage of 37 Fairfax Place, both the commercial vehicles and Camden rubbish vehicles will have difficulty getting round.</p> <p>Kind regards</p> <p>Sue Besser.</p>
2021/1692/P	C.Mohr	05/07/2021 21:27:41	OBJ	<p>I'm concerned about just one aspect of the plan i.e. the two balconies, and, in particular the proposed first-floor one. This projects so far into the garden that it directly overlooks several of the neighbouring patios. If allowed, it will result in a considerable loss of privacy. I trust the planning officers will take into account this detrimental effect when making their decision.</p> <p>To add a general comment: it's the first time two houses in Fairfax Place have been knocked together into a single-family unit. This reduces the available housing stock in Camden and sets a worrying precedent.</p>