



Dear Planning Dept

We originally sent these comments on 21 August via the online form and received confirmation of receipt by email the same day. However our comments have not appeared on the site, so we are re-sending them to ensure that they are taken into consideration. We rang Josh Lawlor the Planning Officer to ask him about this but we understand that he is on leave until 31 August.

Response to Planning Application no. 2021/3242/P

We are the owners of the upper ground floor 141 King Henry's Rd and will be greatly affected by these plans. We are concerned that the proposed extension would have a negative effect on the symmetry of the existing building because of the plan to knock down the wall and bay window at basement level. The other developments either side of 141 KH Rd have retained the bay windows and in the case of 137 there was an original existing music room that was redeveloped.

As we are in a conservation area we would have thought the retention of original architectural features would be paramount. The size of the new planned conservatory would extend both in height and depth and increased floor area so that the view from our bay window would be of another building rather than the garden (which it is now). The developments either side mean that the owners look out on their own properties. We will be looking out on someone else's.

We are also very concerned at the structural implications for the bay window of the upper ground floor (our flat). The bay of the basement and upper ground-floor is a fragile feature of the property. In the past it has been underpinned and reinforced at the top with a steel strap to keep it attached to the main wall. We are concerned that any work to modify or remove the bay would destabilize the whole thing again.

We also feel the lantern roof would increase the light pollution to our property and enjoyment of the view.

We would also draw your attention to the Access Statement pages of Mr. McKay's planning application: picture 2 shows the bay window in question, not picture 3.

The plans show part of the garden wall would be demolished. This would be problematic as the garden wall is the party wall demarking the properties of 141/139 KH Rd, and not the property of the basement flat.

We note in the planning application that the work will be over 6 months, November 2021 to April 2022. This would cause disruption to our enjoyment of living in our home with noise, dust and possible internal damage to our property. (When 137 was developed our neighbours at 139 had to have internal scaffolding because otherwise their living room ceiling would have collapsed).

There is no mention in the plans of protecting the very old wisteria that grows up the back part of the house and over our balcony. Again as part of the Elsworth Rd Conservation Area we believe this is of concern as this could be damaged by the works.

In paragraph 38 of the planning application it says a Mr Weller informed us of this new planning application. Neither we or any of the other tenants received any official notification, although we were aware anecdotally that Mr McKay wanted to renew his planning application that had been delayed by his long term tenants, not by Covid.

An additional issue to be considered is that these plans contravene Mr McKay's lease which contains an absolute covenant, Clause 2 (20):
"Not to cut maim alter or remove any of the principal timbers beams columns roofs walls or other structural parts

of the demised premises or any part thereof or to make any alterations in the plan elevation or in the nature of the user of the demised premises or any part thereof or affect alter or modify the external appearance thereof or make any erection addition or alteration whatsoever structural or otherwise to the demised premises either externally or internally or to carry out any development as defined by the Planning Acts as previously defined on or to the demises or any part thereof".

The 141 King Henry's Rd Residents Association Ltd has written to Mr McKay twice about this but he has chosen to ignore the letters and continue with his plans.

We would welcome a site visit as overall these plans go against Camden's own conservation codes and would alter the scale and integrity of the existing building.

Thank you

Susan McGoun and Ewing Paddock