

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3242/P	141 King Henry's Road Residents Association Ltd	25/08/2021 13:57:55	OBJ	<p>Planning application 2021/3242/P</p> <p>From 141 King Henry's Rd Residents Association Ltd. comprising of leaseholders and joint freeholders of raised ground floor flat, first floor flat, second floor flat.</p> <p>We are concerned about the scale and nature of the proposed work to 141 King Henry's Rd which would be highly disruptive to the owners, tenants and the fabric of the building. We also have a different later plan that has not been submitted to the planning department.</p> <p>We wish to maintain the wellbeing and enjoyment of the homes of the people who live at the property – a family with two children, a French university student (tenant) and a retired elderly couple. With work extending over 6 months with the noise, early starts from builders, smells from drains, dust and disruption we cannot see how this will be achieved.</p> <p>The structure proposed is much larger than the existing conservatory and does not comply with Camden's conservation criteria 'extensions should be subsidiary to existing buildings and not detract from the character by becoming over dominant'. These plans compromise the special character and features of the house.</p> <p>The fabric of the building would be compromised by knocking down the wall and bay window of the basement floor. This would impact on the bay window above.</p> <p>Prior to the erection of the first conservatory the appointed surveyors decided that the whole bay was fragile and needed underpinning and bracing with a large steel strap at the top of the bay, concealed beneath rendering. The plans do not show how the bay would be supported in the future. None of the recent neighbouring developments have knocked out the bays thus preserving the integrity of the original design.</p> <p>The proposals also show part of the garden wall, which is a party wall, will be demolished and the new wall of the conservatory would be a few inches away from the neighbouring property, leaving a trap for debris and vermin etc to accumulate and also making future maintenance of the exterior walls impossible.</p> <p>On the drawings part of the soil pipe is shown inside the new conservatory, rather than outside as it is now. How as Freeholders do we inspect this internal pipe and should a soil pipe be enclosed like this anyway within health and safety rules?</p> <p>The proposal also includes new drains to be dug and pipe work to be rerouted to the other side of the extension. This brings in another area of concern as this would interfere with a very old and beautiful wisteria that grows at the back of the house. It could be seriously damaged. At the moment it is protected under the conservation area.</p> <p>N.B The walls of the house and garden, pipes and drains are not Mr. McKay's property but are the joint responsibility of the freeholder which is 141 King Henry's Rd Residents Association Ltd.</p> <p>The directors of the Residents Association have written twice to Mr. McKay about the damaging effect of his proposals and that he is going against an absolute covenant (not a qualified one) in his lease which states in Clause 2 (20)</p>

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“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”.

He has chosen to push ahead, stating previously “given your attitude I’m going to build it without further freehold consent”.

We feel our concerns are justified and comply with the criteria for properties with the conservation area that extensions should not compromise the special character of the building or harm by removal original architectural features.

We would welcome a site visit to discuss this.

Thank you.

Ruth Peel, Alan Rudoff, Susan McGoun, Ewing Paddock.

Total: 6