

## Mohammed Ahmed

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**From:** Roger Colman [REDACTED]  
**Sent:** 03 September 2021 16:14  
**To:** Planning Planning  
**Subject:** Fw: A draft comment to Camden Planning regarding 6 Eglon Mews

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I wish to make a representation about application 2021/3103/P regarding 6 Eglon Mews NW1 8YS

My name is Roger Colman and I have been the continuous owner occupier of [REDACTED] since I moved to [REDACTED] I haven't owned or lived at any other properties in all those years.

The frontage of [REDACTED] of 6 Eglon Mews's frontage and [REDACTED] No. 6 share a party wall thought to date back to 1860 or thereabouts.

As I understand it, [REDACTED] to its left, were jointly developed from two existing workshops in the late 1960s. Both workshops were reconstructed/renovated into dwelling places, each with a mansard roof, dormer and balcony.

So when [REDACTED] it came with a balcony in position and there was a [REDACTED] as well whilst No. 6 Eglon had the classic roof shape and slates it still has today.

No. 6 [REDACTED] Eglon to its right, had also been reconstructed from existing industrial premises, as a pair, by a single architect, Christopher Beaver, around 1967, which is why No. 6 [REDACTED] Eglon still have several interesting, attractive and symmetrical features.

Because the party wall shared [REDACTED] No. 6 was, even back in 1967, by no means in a sturdy condition, the architect of the [REDACTED] [REDACTED] did not allow this party wall to be used for load bearing purposes in the reconstruction of [REDACTED] And Mr Davis's advice to me has always been that this shared party wall should not be used for load bearing.

In the application 2021/3103/P for a mansard roof, dormer window and a balcony for 6 Eglon Mews, mention has several times been made of the existing balconies, dormers and mansard roofs of [REDACTED] in its proposal for a similar arrangement for 6 Eglon Mews.

I have some concerns about the proposals for No. 6 and would request that the proposed dormer window and balcony should not be constructed and positioned so close to the extreme left end of No. 6's frontage, which would result

in the new balcony being only something like 1.3 metres from [REDACTED] and which would risk damaging the party wall which is already in a weak condition. And which positioning might also well result in sounds, music and noise emanating from the new balcony, 'hitting' the parallel wall of No. 3 Eglon Mews, opposite and rebounding [REDACTED] of which I've occasionally had experience from the ground floor study room of No.6 which is located adjacent to the party wall.

To elaborate on my concerns:

With the space between the existing balconies [REDACTED] being something like 3.5 metres, to then have a gap between the balcony of [REDACTED] and the proposed balcony for No. 6, of only some 1.3 metres would throw out the balance of these three balconies in this part of the terrace.

Rather than the proposed new balcony for No. 6 being only about 1.3 metres [REDACTED] I would ask that the social distancing between the two balconies should be no less than two metres.

The more centrally placed along its frontage the proposed dormer and balcony for No. 6 were to occupy, the better the outlook from No. 6 would be, I should have thought.

Whereas the balconies of [REDACTED] were part of the renovation plans from the beginning, and extended joists were incorporated to support each balcony, I don't think any such joists currently exist for No. 6's structure.

And I am concerned that in creating the necessary support structure for the proposed balcony and dormer so close to the party wall [REDACTED] might well put severe strains upon an already weak and aged party wall.

Even if structural engineers were employed by No. 6 to oversee the various proposed works it would be very difficult for someone like myself to see to it that matters were put right, should damage occur to the party wall in question as a result of trying to construct and site the new dormer and balcony so close to the party wall as is proposed.

The final comment I should like to make concerns the need that good quality soundproofing will need to be built into the new bedroom walls adjacent to [REDACTED] existing wall surfaces in that same region.

Thank you for allowing me to comment and I hope that the planning officer for this application might be able to visit Eglon Mews in person.

Roger Colman