

17TH January 2022
2104/ RO / 01

Nora-Andreea Constantinescu
Planning Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

**APPLICATION 2021/5539/P, 20 CARLINGFORD ROAD, LONDON NW3 1RX
RESPONSE TO CONSULTATION COMMENTS**

Dear Ms Constantinescu,

We note that three comments have been received in relation to the aforementioned application. We would like to respond to these as follows:

Comment from the first floor flat, 18 Carlingford Road, dated 20.12.21

This comment raises concerns regarding noise and potential damage to an adjacent property. In mitigation of these concerns, we confirm that all noisy works will be carried out within Camden's permitted working hours. We also confirm that party wall awards will be arranged with all affected neighbours before works begin.

We also note that no.20 is a single dwelling so there is no flat directly above which may be affected by the proposed works, as was the case at no.18.

Comment from Hampstead Neighbourhood forum dated 28.12.21

As stated in the first paragraph of this comment, our extension does indeed match the adjacent extension in terms of projection from the existing façade. This 3.8m dimension represents an established building line which, as can be seen on the following photograph, is reflected in other lower ground extensions along the street.



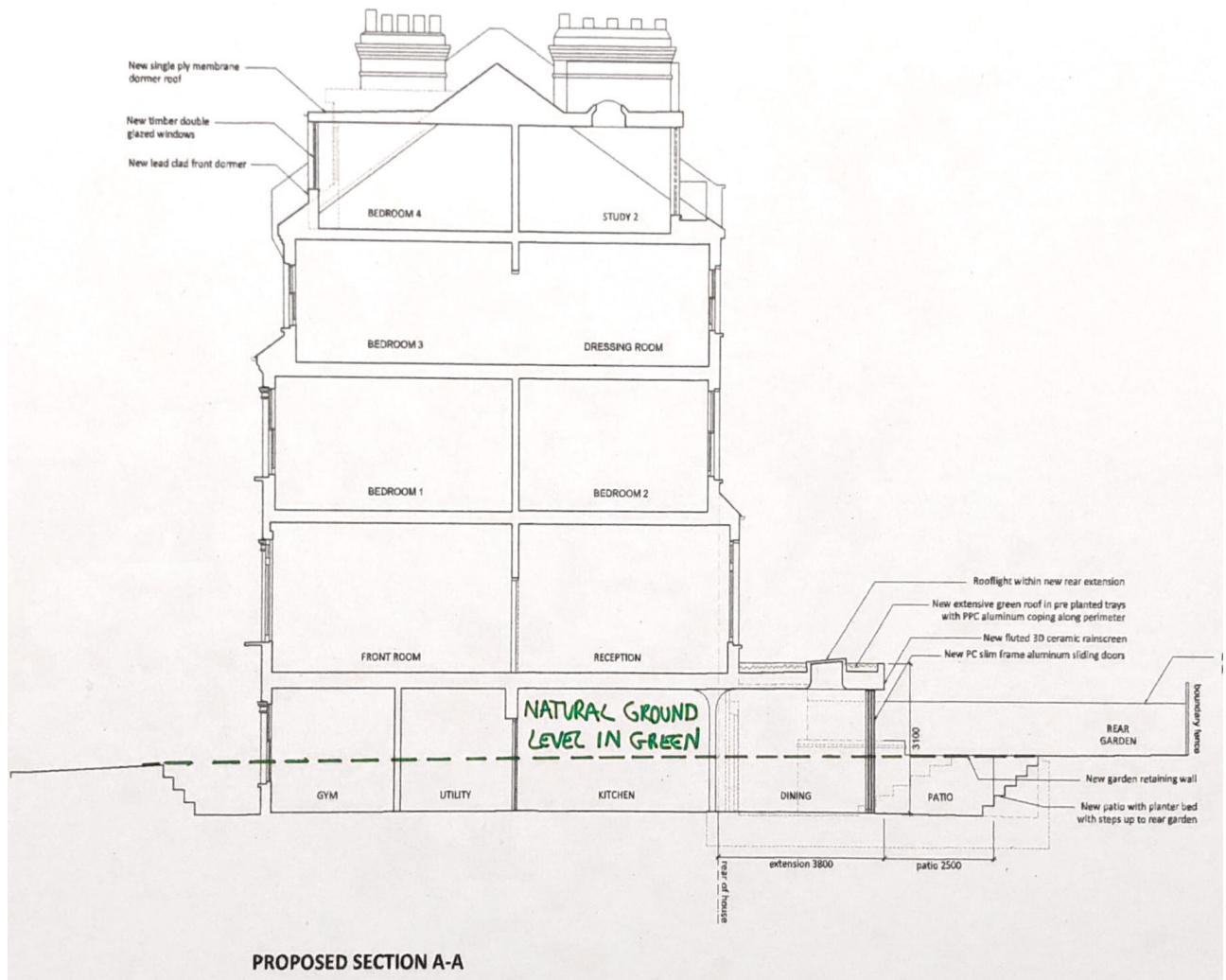
It can also be seen that there are other full width extensions in the vicinity (e.g. at no.14). Indeed, while the roof form of no 18's extension tapers in plan as it projects into the garden, it is full width against the original elevation. As such, we believe our proposed extension is sympathetic to the established building line and is of a scale appropriate to the conservation area.

With regards to the removal of the two small existing trees, we would be happy to plant a replacement, subject to confirmation from our arboriculturist that this would not unduly impact on any established specimens in neighbouring gardens.

Comment from the lower ground flat, 18 Carlingford Road, dated 09.01.22

This comment raises concerns specifically with the loss of natural light to no. 18s rear garden. As the extension proposed at no. 20 projects no further than already in existence at no 18, it will have no adverse impact on the daylight reaching the garden of no. 18.

While, as mentioned in the comment, the proposed extension is 3.1m in height (to maintain a consistent floor to ceiling height to the lower ground floor) this dimension is taken from the excavated lower ground level of the garden. When measured from the natural ground level of the garden of no. 18, the proposed extension is closer to 1.9m in height, as illustrated on the markup below.



We would also highlight that the walls of the proposed extension are set back behind the existing garden wall as opposed to being built directly on top of it, lessening its visual impact from the neighbouring properties.

Additionally, we note that the proposed removal of the evergreen bay laurel tree by the boundary with no.18 will increase the daylight reaching no. 18's garden.

We confirm that there is no intention to use the proposed green roof as a terrace. No means of access to the roof is proposed, nor is any fall protection. The green roof is to provide environmental and visual amenity and will be accessed only for maintenance.

In summary we believe the proposed lower ground extension respects the established building line, is sympathetic to the conservation area, and does not impact adversely on the amenity of the neighbouring properties.

We believe the proposed flat green roof will be an asset to the property from a visual, environmental and rainwater retention perspective. We would however be willing to discuss alternative treatments and roof geometries should this is critical to the application being recommended for approval.

If you would like to discuss any of the above, please do not hesitate to contact us.

Kind regards,

Mark Hatter RIBA

Hatterwan Architects.