



ARCHITECTS

764 FINCHLEY ROAD
TEMPLE FORTUNE
NW11 LONDON 7TH

TEL 0208 458 4326
MOB 07721 598207

geoff@5darchitects.com

Mr Lawlor
Planning Officer
London Borough of Camden

By email only

01 December 2022

2022/3800/P: 34 Hollycroft Avenue – letter from Redington Frognal Neighbourhood Forum

Dear Mr Lawlor

I can see from a Camden website search that the Redington Frognal Neighbourhood Forum have raised points of objection against the above proposed application. I thought that I should clarify, and correct, some of the points raised in their letter

I would ask you to consider the following observations

Item 1. That the footprint property has been previously extended on three occasions. If accompanied by patio, paths and decking, the current proposal will cause further loss of natural soft-surfaced garden space.

The extent of the proposed footprint is exactly the same as the APPROVED application no. 2022/0800/P - Granted (Jun 27 2022) - Householder Application. Namely the removal of existing rear conservatory and replacement with a courtyard and erection of single storey side/ rear extension.

The proposed garden area, terrace, paths etc on the current application are to be the same as the previously approved scheme.

Items 2 and 3. These items will be covered in detail and clarified by the Basement Impact Assessment which, I understand, will be checked by your independent structural engineers

Item 4. Existing harm to the front garden and verdant street scene from garden car parking and increased harm from proposed lightwells.

The proposed two front light wells are very small and are both contained within existing low brick walls that already exists in front of the bay window. The two proposed front windows serving the front Lower Ground floor room are below the outside Ground level and are hidden by the dwarf wall. They will not be seen from the public highway. There will be no other changes. The application is not seeking any changes to the car parking, steps, planting areas. The mature London plane tree will remain and be protected during the construction phase.