

## Jaspreet Chana

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**From:** Helen Vassilakas [REDACTED]  
**Sent:** [REDACTED]  
**To:** Jaspreet Chana  
**Subject:** Re: OBJECTIONS Planning Application 14 Glenmore Road , Flat 1

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Jaspreet Chana

REF: FLAT 1, 14 GLENMORE ROAD EXTENSION APPLICATION

Together with today's email, Please note below previous correspondence with you and David Fowler dealing with the matter

I tried to phone you several times today to put in an objection before application to the revised drawings of the extension is reviewed.

I did leave a message with one of my concerns

However, this application affects greatly the property 12 Glenmore Road

12 Glenmore Road is owned by two others and myself

It has six small units all with tenants those on the ground and first floor will also be greatly affected and neither have been notified of the proposed extension.

On Tuesday 10 January, much to my surprise and shock, I received a telephone call at around 17.30HRS. A Judith introduced herself as being an assistant architect to Simon Miller Architects Ltd and that they had revised the drawings for the extension for 14 Glenmore Road Flat 1.

She requested a zoom meeting the next day which I agreed to.

She followed our telephone conversation later at 17.43 with an email with 6 drawings attached:

PL01 / PL02 / PL03 / PL04 / PL05 / PL09

All drawings dated November 2022

These drawings depict incorrectly the layout of the building with the garden.

The buildings are placed chevron like all the way down the narrow strip between Glenmore and Glenlock

I believe the tree in the drawing is in my garden not that of 14's because the garden sweep down on one side to take in the two angles of Glenmore and Glenlock

So what else is incorrect?

The email also included a link in which Judith advised I could follow the progress of the application.

It has not been possible for me to enter the link. An error message comes up and I do not understand whether the error is from the Council's side or mine. I attach below image of error link.

I have no Council application number to try and trace it online

I do not have any drawings in which the various floor levels and roof level are made clear.

And where will the new drain/gutter pipes etc be situated?

And are the walls either side of the extension Party Walls with all the complications such Party Walls entail

From which side will they be built considering there is no outside access to the gardens

I am a layperson.

Do I not need a surveyor?

On Wednesday 11 January I received an email at 11.04HRS confirming a zoom meeting at 17.00HRS

I visited the premises today. I photographed Camden Councils Notification and attach the photo below. Coming from Haverstock Hill it is mostly hidden by a tree. I had to step off the pavement to take the photograph  
Coming from Swiss Cottage the notification is turned the other way and again limited from view

The zoom meeting did not clarify for me exactly how the extension wall on 12 Glenmore Road side will be built

Also, how will the wall either side of the extensions be maintained?

Once the application is granted will I be forced to accept the responsibility of a party wall where now there is just a fence?.

The Zoom meeting also tried to reassure me that the light into flat 1 Glenmore will be just within the limits of acceptability should the extension be granted

Do I not need the time to see if this is correct

Do I need a surveyor for this too?

Beyond this the probability of others following the example of 14 Glenmore will create a row of homes in which the light is just within the limits of legal acceptability!!!! -

So do we now cut all the trees and shrubs in the gardens to make up for the just acceptable light caused by the extension.

And why should any home that has an acceptable light be forced into a "just acceptable situation"

How safe will this extension be for those who climb out from the windows of the first floor specifically during long summer days

Further, surely the privacy on the ground and first floors of those either side and opposite, will be curtailed  
And how much light will the roof light throw out into the night in the narrow space between Glenmore and Glenlock

I say all this, in the repetitive manner I do because I have no time to edit before the cut off time of tomorrow Saturday,

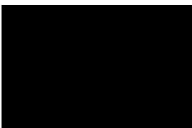
The fact that the application has been allowed (twice) to continue with the minimum, if any, notification makes me extremely worried that the proper understanding of the detrimental effects both in light and dampness and the problems with party walls such an extension will create and the very real possibility of negative precedents within an already well built up area of Glenmore and Glenlock makes me doubt that the wider problems have been considered by the Council.

This application, as it stands should be denied.

If that is not the case then those affected should have a fairer chance to examine the application and its implications and put down their concerns within a correct amount of time and not just informed by the architect two working days before a review when the drawings were ready in November.

It does feel as if 12 Glenmore Road has been cheated out of the correct amount of time to clarify what is not clear and to consider and share their concerns on an issue that will greatly affect their property and the wider area

Helen Vassilakas



[REDACTED] Helen Vassilakas [REDACTED]

ATTENTION JASPREET CHANA AND DAVID FOWLER

I have not received a reply from either of you to my email sent on 21 March 2022 with my concerns and objections on Application 2021/6234/P.

I understand that there has been some delay in the application.

Please acknowledge receipt of the 21 March email which is copied below and advise on all concerns with up to date information

Thank you

Helen Vassilakas  
[REDACTED]

[REDACTED] Helen Vassilakas [REDACTED]

wrote:

FOR THE ATTENTION OF DAVID FOWLER

REF: PLANNING APPLICATION: FLAT 1, 14 GLENMORE ROAD,  
LONDON NW3 4DB

PROPOSAL: Single storey rear extension, alteration to front light well  
boundary wall and associated works

APPLICATION NO: 2021/6234/P

Dear David Fowler

I am one of the three landlords and the manager of the building 12 Glenmore  
Road, NW3 2DB

It has just come to my attention that Flat 1, 14 Glenmore Road is applying  
for planning permission for work that will involve front boundary wall with  
basement and a back extension

12 Glenmore Road has just recuperated from damage to the building and loss  
of tenants through what appears to be similar work completed at 10 Glenmore  
Road, NW3 4DB

I have not been able to trace on Camden's Planning Portal, the architectural  
drawings on the proposal, although I have found the proposal

However even without the drawings I object strongly to the following two  
proposals:

1. Changes to Boundary Walls.  
Any changes to the boundary wall in which the original grey intricate

stonework/brickwork is not retained.

They are an important feature of the period and the road itself.

They are also within a conservation area.

The majority of buildings on the Road still retain them.

Where they have been lost and replaced by other boundary means they detract much from the beauty and individuality of the road.

## 2. Rear Extension:

The rear garden of 14 Glenmore Road is small.

The rear garden of 12 Glenmore Road is even smaller and would be greatly enclosed with an extension wall.

Both gardens do not have much light and the light in the smaller garden of 12, but also within its building on the ground floor, will be adversely affected by an extension at 14

The above applies to both gardens in the opposite buildings in Glenlock Road

The fork created by Glenmore Road off-shooting from Glenlock Road makes the majority of gardens very small for those buildings lucky enough to have one.

Most buildings in both Roads have the original French doors with coloured lead windows which would be destroyed by extensions

To allow an extension for 14 Glenmore sets a precedent which would be detrimental to the whole of both Glenmore Road and Glenlock Road and specifically to 12 Glenmore

I assume the Planning Committee who make the decisions will be provided with a google map aerial view of the garden spaces between the two roads involved

I also assume that my objections will be given in full to the Planning Committee

Please advise if this is correct

I would be grateful if you would advise me on the link required for seeing the architects drawings of the proposals.

I would also appreciate being advised on the safety precautions that will be taken for neighbouring buildings as I have, as yet, not been approached by the owner, Marianne Brun-Rovet of Flat 1, 14 Glenmore Road

I thank you in advance for your prompt reply on all above

Helen Vassilakas



