

From: Claire Giribaldi
Sent: 14 February 2023 19:46
To: Planning Planning
Cc: Jose Ignacio Acin Pozo
Subject: 2022/4708/P - Comments on application
Attachments: Pictures attachment.zip

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To the attention of the Camden Planning team.

(which the neighbouring property to the property planning application 2022/4708/P pertains to), we would like to make comments and questions on planning application 2022/4708/P before a final decision is made.

For context, we would like to note that we acquired our property at the end of November 2022, after this application was submitted. We have only noticed the application today. We have not been told about this application by the applicant but will seek to discuss with them from now.

Our comments and questions are as follows:

- The drawings provided only show rear and front views. Having plans showing the side views would help to understand the project and how it would look from our side of the boundary line.
- The floor plans do not seem to include the garden space on the ground floor accessed by external stairs from the kitchen on the 1st floor, for completeness.
- We note that, as far as we understand, the other flats in the area with a terrace like the one being proposed, do not have access to a garden and the terraces are the sole outside space available, which we understand is not the case of the 8b Hemstal Road property. We would like confirmation that, as per Camden Local Plan, the Council will take into account in its review the guidance of paragraph 7.23 on amenity space and the related section "managing the impact of development".
- The application does not include visuals of the proposed timber trellis and how it will integrate compared to the other terrace in the area (we've attached pictures for context in a zip folder). In particular, the neighbouring properties tend to have a higher separation between the two adjacent terraces, but the other two sides are opened with solely a railing. Here a higher trellis is proposed on two of three sides. Could it be confirmed that the proposed design will be consistent with what has been installed in other properties in the area?
- How will our privacy be maintained with the proposed design? As no example of trellis has been shown, we cannot understand how much will be seen from either terraces.
- Could it be confirmed that the proposed trellis between 8b and 10 Flat B boundary line will be attached without impacting our property or requiring attachment points on our property?
- Has the impact on the brick structure (wall and chimney) separating the two terraces between 8b and 10 Flat B been taken into account in the way the trellis will be installed? We note that the timber trellis would likely be installed on top of a non-flat top brick wall which has needed re-pointing work in January 2023 (Camden repair reference 3161618/1). The chimney structure is also understood to be quite fragile (cracks and pointing, see pictures) and will require further repair in the coming years.
- We would like to bring to the attention of the Council that a damp and mould survey undertaken by a Camden Council appointed surveyor, has taken place on the 13th of December 2022 in our property. Damp was measured on the 1st floor (room below the

terrace) and further investigation work is being carried out. We would like the proposed development to ensure that the works do not incur further damp ingress in our property.

As a summary, we want to make sure that the review of the proposed design ensures that the design is consistent with other terraces in the area, that it will not impact our property structure or the enjoyment of the use of our own terrace.

If you would like to contact us, our contact details are as follows:
Miss Claire Isabelle GIRIBALDI,

Kind regards
Claire Giribaldi