

*JG*

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MC

84a Cambridge Gardens,  
London W.10.6HS.  
0181 960 3075.

*CT 20/12/99.*

17:12:99:

Dear Sir,

I received a letter from your department yesterday re a proposed development at 86 Cambridge Gardens London W.10. 6HS. Your ref. DPS/DCN/PP/02457/MC. I object very strongly to the proposed plans on 3 accounts.

1. The proposed one storey extension, which runs along the whole length of the back of the house, is to have a roof terrace on top of it with steps down into the garden, the height of this extension is above the height of the garden boundary wall and within 1 metre of this wall and will overlook the patio area of my garden. I will consequently lose what little privacy I presently have. This extension also projects much further back into the garden than my patio area and I will consequently lose my views down the gardens at the back from my patio.
2. The proposed three storey extension is also to project further back than the existing extension and as my garden is north facing and I do not have a lot of sunlight onto the back of my house at the best of times I object to losing any more of it.
3. The steps from the proposed roof terrace down to the garden are within 1 metre of the boundary wall between No's 86 and 84 this means that during the Summer there will be people traffic up and down the steps, possible roof terrace parties and, as they are a young couple with a small child, the future possibility, of children running up and down, overlooking my patio area and making a lot of noise. This would be extremely intrusive into my privacy.

I would like you to keep me informed of developments with this proposal. I can be contacted at the above address and at the above telephone number on Fridays, during working hours. I look forward to hearing from you.

Yours Sincerely,

*Angela Brown*

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76 20 DEC 1999									
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Ms. Angela Brown.

86 Cambridge Gardens,  
London W10 6HS.  
0181 960 3075.  
18th Dec. '99.

(50)

22/12/99

dyj

Dear Sir,

Please find enclosed a letter objecting to an application for planning permission at 86 Cambridge Gardens, London W10 6HS.

I have sent you a copy of this letter by post but I am mindful of the little time I have left to register a complaint, Christmas post, Christmas holidays and offices closing. The plans were also unavailable at Ladbroke Grove library until the 16th. so I have only just been able to view them.

Please keep me informed of progress as detailed in my letter. I look forward to hearing from you on this matter.

Yours sincerely

Angela [Signature]

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NEIL FERGUSON

88 Cambridge Gardens London W106HS

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*Handwritten signature*

21 December 1999

0181 968 9961

M.J. French  
Planning & Conservation  
Kensington & Chelsea Town Hall  
Hornton Street  
London W8

Ref: DPS/DCN/PP/02457/MC

RECEIVED BY PLANNING SERVICES									
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*CT*  
21/12/99

Dear Sir,

86 Cambridge Gardens

I am writing to lodge my objections to the proposed plans to alter 86 Cambridge Gardens. My objections are as follows:

1 **Size.** The proposed extension is very large, practically a third of the ground area of the existing dwelling. Whilst this house is occupied by a single family now, at a later date the premises could easily be subdivided for multiple occupancy; it would then permit too great an increase in occupant density. This extension is virtually a free-standing living-space with separate access and could easily be transformed into and sold off as an additional independent family dwelling.

2 **Noise.** The increased use of rear patios in the summer throws a great deal of noise into the gardens. The proposal creates a patio which obtrudes well into the garden space and is by far the largest in the vicinity. It occupies a third of the garden area. This is unacceptable. Furthermore the roof of the extension could easily be transformed, with or without planning permission, into a second patio at a later date

3 **Obtrusiveness.** The extension obtrudes beyond the existing 88 extension and the deck obtrudes considerably beyond that. This means not only would my view of the gardens be reduced but I would be forced to look down onto the deck from my office window (where I work all day). This space would considerably extend beyond any of the existing buildings and would be invade the privacy of the surrounding dwellings.

4 **Impact on the environment.** The intrusion into the garden area of extensions and additions to buildings over the last twenty-five years has impacted on the local ecology. (The thrush has disappeared and the wren is scarce.) The urbanisation of these small green spaces has a negative impact on this communal living space considered as a whole. This proposal takes no account of the value and role of the garden area in the life of the community. With the Westway motorway so close it is important to maintain the greenery and the air quality.

5 **Conservation.** The plans reflect modern design ideas and make no attempt to take account of the rear view of a late Victorian house. The rather ugly and Mondrianesque proposed elevation is discordant and out of character with the surrounding buildings.

6 **Necessity.** This development is not needed. Since the present three-member family occupy an entire undivided four-story Victorian house it would not seem that this additional space is currently desperately needed. The proposed development only really makes sense as a speculative venture.

I am seriously concerned about the impact this development will have on my property and the micro-environment of the rear gardens. I hope you will give serious consideration to my objections and will keep me informed about my rights and the decision-making process.

Yours sincerely,

Neil Ferguson.

Your Ref: DPS/DCN/PP/02457/MC

ZL (53)

*Stij*

88a Cambridge Gardens  
London W10 6HS

27 December 1999

The Planning Officer  
Department of Planning and Conservation  
Royal Borough of Kensington & Chelsea  
Town Hall  
Hornton Street  
LONDON W8 7NX

RECEIVED BY PLANNING SERVICES									
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Dear Sir or Madam,

**Re: 86 Cambridge Gardens, W10 6HS (PP992457)**

We have received notice of an application for planning permission for a 3 storey extension at the above address which is the other half of the semi-detached property in which we reside, and would like to lodge our objections.

As residents in the garden flat here for over 30 years we have always valued the relatively secluded nature of our rear garden. We feel that not only will the proposed development cause us personally to be overlooked, but that it will be detrimental to the environmental quality of all these back gardens which provide a welcome leafy haven between Oxford Gardens and Cambridge Gardens. This quiet channel of green is in refreshing contrast to the busy bus route and the Westway motorway roar at the front of the houses in this street and is always most pleasant to return to.

The proposed extension seems to be rather excessive in that it

- a) projects further than any existing extensions visible down the back gardens
- b) reduces considerably the size of the current back garden with which we share a party wall
- c) seems to be catering for considerable increase in social activity outside at the rear at both ground level (family room, patio doors etc) and upper ground level ( large roof terrace)
- d) following from (c) the terrace is at a height which will overlook gardens on both sides causing reduction in privacy

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- e) the terrace would seem to allow views directly into our 2 windows at this upper ground level (into a study) and could also affect the security of our home in providing access to these windows, which has never been a problem before
- f) the stairs from this terrace seem superfluous as there is already access from the lower ground floor since the building is remaining a single residence
- g) and last, but not least, the design in the drawings lodged at our local library appears to be quite "modern" and not in keeping with the Victorian style of this Conservation Area to which we have all been obliged to conform for many years.

We would like to be kept informed of any decisions that are made with regard to this application.

Yours sincerely,

*Nina Prescod*

Nina Prescod

*Colin Prescod*  
Colin Prescod