

PP/99/2457

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84a Cambridge Gardens,
London W.10. 6HS.
020 8 960 3075.

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10/10/2000

8:10:00:

Dear Sir,

I received Your letter on the 5th of Oct. re the amendments to the development plans for 86 Cambridge gardens, London W.10. 6HS. Your ref. DPS/DCN/PP/99/02457/ZL and I object very strongly on the same counts as before. It seems to me that the plans have changed so minutely as to make no difference to my previous objections these are: -

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 to the garden, the height of this extension is just above the height of the garden boundary wall and within 1 metre of this wall and will overlook the patio area of my garden, where I sit in the summer. I will consequently lose what little privacy I presently have. When I moved into my flat over 20 years ago there was already a horsebox style window in the side of the present extension of the property at No.86. I find this window somewhat intrusive when people lean out of it and shout down to others in the garden. The proposed development will have a large glass door with the prospects of people coming and going at all hours during the summer months and will consequently be even more intrusive.
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 one metre of the boundary wall between No's 86 and 84 this means that during the Summer there will be a lot of people moving up and down the steps, possible roof terrace parties and, as they are a young couple with a small child, the possibility of children running up and down, overlooking my patio area and making a lot of noise. I do not object to children playing in the gardens but there is a large difference between them being on the other side of the garden wall and them overlooking my private area. I would also find this extremely intrusive to my privacy.
4. No. 86 is occupied by a single family, which is very rare in this area for such a large house, if in the future they were to sell it, it would almost certainly be turned into flats with the prospect of this proposed roof terrace being part of one if not two of the flats in the house and if anyone, including the present owners, were to erect something so that they did not overlook my area, this would considerably cut out light from my patio area as well as be a potential eye-sore, for which they would not need planning permission. I am also worried about losing my views down the back gardens, which I presently enjoy.

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

Yours Faithfully,



Ms. Angela Brown.

Committee 17/10

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NEIL FERGUSON

88 Cambridge Gardens London W106HS

13 October 2000

020 8968 9961

Planning and Conversation
The Town Hall
Hornton Street

Ref DPS/DCN/99/0247/Z

RECEIVED BY PLANNING SERVICES									
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17 OCT 2000							(15)		
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17/10/2000

Dear Sir,

Proposed Development at :86 Cambridge Gardens W10 6HS

I wish to register my objections to the proposed development to the property 86 Cambridge Gardens contiguous to my own at 88c. I have set out my objections previously to the original application and these still hold true. I wish to make the following additional points:

- * There is no significant difference between the original and the revised plans. The volume of the proposed extension in the revised plan is actually greater than it was in the original plans.
- * The rear elevation is a grotesque affront to the existing building. There is no attempt to harmonise the addition to the features and proportions of the latter. A tired modernist dwelling has been bolted onto a Victorian house. The garage-like front of the ground-floor and Benidorm-hotel-styled balcony of the first floor are inappropriate in this context. If they are accepted we might as well throw away any pretence that this is a conservation area.
- * The development is not really an extension; it is the establishment of an entirely new dwelling. At some point in the future it could easily be transformed into a separate property and sold as such. I question whether such increase in the housing density of the area is desirable.

I hope the Committee will reject these proposals.

Yours sincerely

Neil Ferguson

Committee 17/10

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88a Cambridge Gardens,
London W10 6HS

15 October 2000

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17/10/2000

Your Ref: DPS/DCN/PP/99/02457/ZL

Mr M.J. French
Executive Director
Planning and Conservation
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	NO ACK
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Dear Mr French,

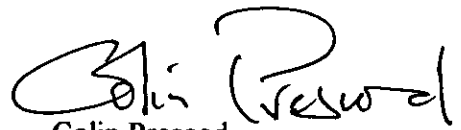
Re: Proposed development at 86 Cambridge Gardens, W10 6HS

Thank you for your letter of 3 October 2000 concerning the amended proposal for the above development. We have studied the new drawings and would like the following to be considered as comments from the most immediate neighbours (party wall and garden wall) occupying the garden flat next door.

1. The basement/ground part of the extension seems now to project a further 500mm into the garden compared to the original plans submitted in Dec 99.
2. There is a new window at ground level directly facing our garden wall and we wondered whether this could be of frosted glass perhaps.
3. It is pleasing to see that it appears that the area for walking on the new balcony has been restricted and the position of doors from the kitchen moved further away from our party wall. However, the ground surface of this area still seems to run right through to near our part of the building. (Drawing No PP/99/2457B- GW99/PL201 Revision B). We would like it to be specified that this part (beyond the end of the planting boxes) should not be used for walking. It is from this point that we feel our privacy would be lost as we have previously explained.
4. Our original comments about the design of this extension not being harmonious with the Victorian style of the houses in this Conservation Area still hold.

We look forward to hearing from you.

Yours sincerely,
Nina Prescod
Nina Prescod


Colin Prescod