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EX DIR	HDC	<input checked="" type="checkbox"/>	C	SW	SE	ENF	AO ACK
20 JAN 2000 65							
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

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[Handwritten signature]

[Handwritten signature]

96a Cambridge Gardens
London W10 6HS

January 16th, 2000

M.J. French
Executive Director, Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

✓
CT
20/1/2000

My reference: DPS/DCN/PP/99/00731/MK

I have received the amended proposal for a balcony with access from flat D, 96 Cambridge Gardens.

The recommended revisions do not alter my original objections. Despite the amendments to the proposed balcony, it remains a new outside terrace at an upper level. It will still overlook, not only a very private garden, but also the only entrance to my flat.

As I understand, the planning department's planning policies seek to prevent new outside terraces at upper levels of buildings that overlook and could be any intrusion on privacy. The privacy, peace and quiet that I currently enjoy would be adversely affected by the creation of a new roof terrace only 20 feet above my entrance and garden. Residents and visitors to 96D, standing out on the new terrace could look straight down into my garden. This could set a precedent for further similar requests from neighbouring properties which could further adversely affect the tranquility and privacy at present enjoyed by all garden level properties.

I am also concerned at the way in which Mark Tilly (96D Cambridge Gardens) has been attempting to persuade me and others in the area, who are nowhere near as affected as me by this intrusion, to withdraw their objections.

Also enclosed is my previous objection which is still relevant.

Sincerely,

Nicola Holbrooke

36

FD

at it productions limited
eastgate house
16-19 eastcastle street
london W1N 7PA



tel: 0171 323 6922
fax: 0171 323 6933
email: snoop@dircon.co.uk



Executive Director
Planning & Conservation
The Town Hall
Hornton St
London W8

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	<input checked="" type="checkbox"/>	C	SW	SE	ENF	<input checked="" type="checkbox"/> ACK
97		20 JAN 2000					
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Monday 17th January

✓ T
20/1/2000

Dear Sir/ Madam

Re: Proposed devt at 96D Cambridge Gdns W10
Application Ref: DPS/DCN/PP/99/00731/MK

I wish to submit the following comments in addition to my original comments:

Despite the amendments to this application, the impact on us the neighbours with regard to loss of privacy and noise disturbance (particularly on summer nights) would not, in my opinion, be in any way curtailed. As this balcony would still look directly onto our (neighbouring) garden, the implications for any actual privacy and peace of mind would be dire. I therefore urge you to reject this application.

Best Wishes,

MARTIN CUNNING
(Owner – Garden Flat, 94 Cambridge Grdns, W10)

Committee

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[Handwritten initials]

96A Cambridge Gardens
 RECEIVED BY PLANNING SERVICES
 London W10 6LS

EX DIR	HDC	N	C	SW	SE	ENF	AC
April 21 2000							
25 APR 2000							
ADDRESS	IO	REC	ARB	FWD PLN	CON DES	FEES	

[Handwritten 'ac' in a circle] *[Handwritten scribble in a circle]*

M. J. French
 Executive Director
 Planning and Conservation
 The Town Hall
 Horton St.
 London W8 7NX

Re: DPS/DCN/PP 99/00/731/MK

Dear Mr. French

I have looked very closely at the revised drawings for the proposed second floor balcony to be added at the rear of the property in which I own the garden flat. There seems to be little or no change. The total height of the new enclosure to the balcony is the same on both schemes at 925 mm giving a floor to top of railing height on both schemes of 1110 mm. (37"). Therefore the overlooking problem remains exactly as it was on the previous scheme. The only change is that on the earlier proposal the solid parapet stopped at 225 mm (9") to be topped by open railings. In the new scheme the solid parapet is 400 mm high (12") topped by an open railing 525 mm (19") high. You will appreciate that this difference is so small as to be negligible. For RBK&C to suggest that this makes a material difference between a scheme that was not acceptable and therefore required the present amendment and one that is acceptable is absurd.

In addition to the problems of overlooking and lack of privacy that to all intents and purposes are no different on the latest proposal as compared with the original, should be added what I consider to be the inappropriate appearance of the new scheme when viewed against the neighbouring property on the other side of the party wall. The balcony proposal on 96 Cambridge Gardens has now unbalanced a traditional elevation to the detriment of both buildings. In addition, if the proposal is approved this will give rise to a rash of similar applications to the detriment of the peaceful and quiet amenity enjoyed by all garden properties. The cohesive nature of much of the surrounding property would be spoiled by similar piecemeal development that RBK&C would find hard to resist.

It is ridiculous that this application has been with RBK&C for twelve months. Given that the new proposal adds nothing significant to the one that was unacceptable some eight months ago, I would ask that this inappropriate and ill conceived proposal finally be rejected.

Yours sincerely,

[Handwritten signature: Nicola Holbrooke]

Nicola Holbrooke

Please pass to Sarah.

[Handwritten notes: 25-400, 12-400, and other scribbles]

Mr. C. Murphy
B.D.S., N.U.I.
DENTAL SURGEON

38
~~38~~

30 ST. MARK'S ROAD
LONDON W10 6JZ

TEL: 0181-969 2326
FAX: 0181-960 7625

CM

Re your ref.

DPS/DEN/PP/99/00731/MK

29. 4. 99

4/5/99

Dear M. J. French,
I write to register my
opposition to the proposed development as per
your ref. above, i.e. at 96 D CAMBRIDGE GWS
W10. My legal representative will be writing to you
regarding this.

Yours sincerely

[Signature]

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AD ACT
- 4 MAY 1999							
IO	REC	ARB	FWD PLN	CON DES	FEES		

4 May 1999

Basement Flat
85 Oxford Gardens
London
W10 5UL

Obj

 

Planning Information Office
The Royal Borough of Kensington & Chelsea
The Town Hall
Hornton Street
London W8 7NX

✓
CT
5/5/99

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC	N	C	SW	SE	ENF	AO ATK		
- 5 MAY 1999							42		
IO	REC	ARB	FWD PLN	CON DES	FEES				

Your Ref DPS/DCN/PP/99/00731/MK

Dear Sirs

96D Cambridge Gardens, W10

I am writing to object to the proposal to convert the flat roof of a kitchen extension into a balcony with access from Flat 96D.

It appears that the houses in Cambridge Gardens were built without balconies at the rear of the buildings, and I believe that the addition of a balcony on top of a flat roof of a kitchen extension would be out of character with the rest of the buildings.

I also feel that if permission were given to convert this flat roof into a balcony it would set a precedent and that other similar planning applications might follow.

I am also concerned that this would contribute to a loss of privacy to neighbouring houses and gardens and that there could be a nuisance from noise.

Yours faithfully


J M Entwistle (Miss)



Jy
40

96a Cambridge Gardens
London W10 6HS

May 5, 1999

M.J. French
Executive Director, Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICE
EX DIR | HDC | N | C | SW | SF | ENF | ACK

73 10 MAY 1999
APPEALS | IO | REC | ARB | FWD PLN | CON DES | FEES

My reference: DPS/DCN/PP/99/00731/MK

I wish to register my strong opposition to the proposed extension of flat D, 96 Cambridge Gardens, W10 6HS.

I own the garden flat on the lower ground floor. The roof space in question looms over my garden and its use as a terrace would eradicate what little privacy I have.

The proposed extension protrudes eight feet over my patio space and is less than 20 feet above it. Such a deck would overlook my entrance door, my kitchen windows and my patio. I am aware that one cannot expect privacy in a garden at the back of a four storey building with the windows in the rear wall of each floor, but the ten feet of patio space belonging to my flat, provides me some level of seclusion and my entrance door and steps are not overlooked. The only other roof deck is on the back of Oxford Gardens and is at least 70 feet away, separated by the length of two gardens and almost totally obscured by trees on the boundary. I cannot hear anything from that distance and have very little sense of visual intrusion. In stark contrast, the proposed extension would impinge on the use of my patio space with both overlooking and noise. Conversation 20 feet above would be easily heard and anyone on the deck would look straight down onto my patio. To be glimpsed through dense foliage from 70 feet away is one thing, but to be stared at from an uninterrupted position 20 feet above is above would be intolerable.

For these reasons, I urge the council to reject the application for the conversion this roof space into a terrace.

Please keep me informed of the stages of this application. I do not want to miss any chance to register my objections to this intrusive proposal.

Sincerely,

Nicola Holbrooke
Nicola Holbrooke

11.5.99
[Signature]

④ ⑤

Garden Flat ^{Dij}
96 Cambridge Gardens
London W10 6HS.

aa/0731mk

ET
21/9/99

21. 8. 99:

To whom it may concern,

My husband and I strongly object to the extension on the flat roof of 96 D Cambridge Gardens London W10. We feel it would invade on our privacy looking as it does, directly over our garden.

Please do not hesitate to contact us for an official statement.

yours
Ara and Martin
Cunning-

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dy

96a Cambridge Gardens
London W10 6HS

September 6, 1999

M.J. French
Executive Director, Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
09 SEP 1999							
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My reference: DPS/DCN/PP/99/00731/MK

I have recently spoken with Mark Tilly of Flat D, 96a Cambridge Gardens in regards to his proposed roof terrace.

I would just like to make it clear that I still object to the proposed terrace as stated in my letter of May 5, 1999. I understand that he is hoping to overturn the refusal made by Kensington and Chelsea, based on my opinion of his design. Any design of any kind would intrude on my privacy, and my original objection remains unchanged.

I hope to receive a letter from you shortly clarifying that the proposed roof terrace has been rejected.

Sincerely,

Nicola Holbrooke

CT
9/11/99

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MK

Bobri
Hick

96a Cambridge Gardens
London W10 6HS

September 27, 1999

~~43~~

M.J. French
Executive Director, Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

RECEIVED BY PLANNING SERVICES									
EX DIR	HDC		C	SW	SE	ENF	ACK		
29 SEP 1999									
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03

My reference: DPS/DCN/PP/99/00731/MK

In May of 1999, I objected to a proposed plan for a roof terrace on 96 Cambridge Gardens, W10 6HS. I have recently re-objected to the proposal and am enclosing a letter from the Garden flat next door. They recently moved in and weren't aware of the proposal and in many ways, would be more overlooked than me. They were going away on holiday when I spoke to them and scribbled this letter out quickly, but will be returning next week.

I am upset with the planning office for giving out the details of my objections to the owner of Flat D in 96 Cambridge Gardens. I wasn't allowed to know who else objected and was told that it was confidential, but have been getting phone calls from Mark Tilly of Flat D, trying to persuade me to change my mind. I expected this matter to be something that the planning office either objects to or not, and feel that it is unreasonable to have the decision up to me, which, is what both Mark Tilly and your office have told me. I am enclosing the letter from next door in the hope that the weight of this refusal isn't on my shoulders. As they said in their note, they can be contacted for a statement when they return next week. I can be contacted on 0171 261 6068.

! Dat True

Sincerely,

CT
29/9/99

Nicola Holbrooke

objection AO Act → MLC

44
12/10/99

at it productions limited
eastgate house
16-19 eastcastle street
london W1N 7PA



tel: 0171 323 6922
fax: 0171 323 6933

email: snoop@dircon.co.uk



Marissa Kingston
Planning & Conservation
The Town Hall
Hornton St
London W8 7NX

Monday 11th October

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
24		12 OCT 1999					
NO	REC	ARB	FWD PLN	CON DES	FEE		

Dear Marissa,

As the owner of the garden flat at 94 CAMBRIDGE GARDENS, LONDON W10 6HS, I am writing to formally complain about, and raise objections to in the strongest possible terms, the proposed top floor terrace extension to 96D Cambridge Gardens.

This would impinge greatly on my household's privacy, not just in terms of noise, dirt, etc disruption when it was being built but, more importantly, the consequences on night noise and daytime privacy in our garden especially in the spring and summer months. The building of this extension would, I believe, have a seriously detrimental effect on my household's (and, if it's anything to go by talking to them, the rest of my neighbours') quality of life - overlooking, as it does, right onto our much valued garden. Please do not hesitate to call me at my office on the above no or on my mobile (07775523411) if you require any further info.

Best Wishes.

Yours faithfully,

Martin Cunning

MARTIN CUNNING
(Managing Director - At It Prodtns)

99/731