

HARRODS ESTATES

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A Patterson Esq.,
Planning Officer, Royal Borough of Kensington & Chelsea,
Planning Department, 3rd Floor,
The Town Hall,
Hornton Street,
LONDON. W8 7NX.

4 May 1999

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Dear Mr Patterson

Re: Planning Application: 322 Fulham Road, LONDON. SW10 9UG.

Your ref: DPS/DCSW/PP/99/00746/AP

Thank you for meeting with me this morning in relation to the above premises which are currently subject to the above planning application. As you are aware, we are instructed in relation to this matter by the owner occupiers of 320 Fulham Road, the adjoining property to the above premises, and, as we discussed, our clients have significant concerns in relation to this planning application.

As such, we confirm that our clients object to the above planning application on the following grounds:

Privacy: The planning application plans propose an outdoor staircase from the first floor to the garden level, this staircase being situated adjacent to our clients' boundary wall with the subject premises. This staircase would be clearly visible from inside our clients house and conversly individuals using such a staircase would be able to see into our clients house.

Policy: The extension proposed is a full width addition which we understand to be against current planning policy. The application also involves additions above ground level as well as at ground level and whilst we understand that ground level additions are considered, we also understand that additions above ground level are also against planning policy.

We understand that this matter will probably go to committee and we would be grateful if full consideration could be given to our clients objections to this planning application, especially as we believe these objections to be particularly legitimate in these circumstances. We look forward to hearing from you in due course and should the plans submitted be revised in the meantime, please do not hesitate to contact us.

Yours sincerely
JULIAN M P COOK

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6.5.99
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C/o Church Hill House
Church Hill
Midhurst
West Sussex GU29 9NX

The Director, Planning & Conservation
The Royal Borough of Kensington and Chelsea
The Town Hall
Hornton Street
London W8 7NX

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5 May 1999

Dear Sir

Objection to Proposed Development at 322 Fulham Road, London SW10 9UG
Reference DPS/DCSW/PP/99/00746/AP

I am writing as the owner, with my husband Major Charles Newitt, of the upstairs flat at the above property which will be seriously and materially affected by the proposed development.

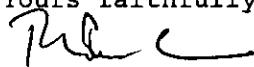
The grounds for our objections are as follows:-

- A the roof of the proposed ground floor extension will intrude into the outlook from the first floor rear window of our flat
- B the proposed skylight over the ground floor extension will be a major intrusion into the view from the same window.
- C the proposed skylight will be a serious source of nuisance to the rooms at the rear of our flat in terms both of the noise that will be transmitted and, at night, of the light from the proposed room below
- D The flat roof over the proposed ground floor extension will constitute a very significant security risk as it would enable would-be intruders to gain easy access to our first floor rear window. At present there is no ready means of access to that window and the increased risk is undesirable both for reasons of personal security and from an insurance standpoint.
- E the proposed extension will be detrimental to the rear appearance of the building which is Listed Grade II.

There are also serious structural issues which, although according to your notification cannot be taken into account from a planning viewpoint, nevertheless are a valid basis for objection for Listed Building Consent as they could cause significant damage to a this Grade II Listed Building. These include the risks of damage as a result of the removal of parts of the external rear and internal structural walls and the creation of new foundations below the level of the existing foundations of a building already known to be suffering from problems of subsidence. The recent collapse of buildings in Beauchamp Place reminds us all too vividly of the dangers from radical structural work on buildings of this age.

Accordingly, we ask your department and your Council's Planning Applications Committee to withhold approval of this application in its present form.

Yours faithfully



S J R Newitt (Mrs Charles Newitt)

Telephone: 01-352 7329

324, Fulham Road,
London, S.W.10 9UG

May 11th., 1999.

Your ref: DPS/DCSW/EP/99/00746/AP

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322 FULHAM ROAD, LONDON SW10 9UG - LISTED BUILDING CONSENT -REAR EXTENSION AT
BASEMENT AND GROUND FLOOR LEVELS

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

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AV ACK
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Dear Mr. French,

I am in receipt of your letter dated April 21st., 1999 stating that an application for development at 322 Fulham Road has been received by yourselves from the applicant Mr. T. Macmillan Scott, Architect on behalf of a Ms. J. Greenwood, 11 LANSDOWNE ROAD, ALTON, HANTS. As I am the owner of the adjacent property I should like to list my objections.

Firstly I am most perturbed by the possibility of the internal works for a new living area and balcony on the first floor (listed as ground floor by architect) and extended bedroom and staircase to garden at ground level.(listed as basement by architect) This erection would result in extensive structural and heavy fittings to the party wall; the Party Structure Notice lists three areas; beams, hangers to support the roof and floor joists and insertion of lead flashings for the new roof. The proposal also mentions that there is intention to excavate to a lower level than the existing foundations. The structural soundness of the proposal is questionable because the terrace is resting on subsiding foundations and the bricks in old properties are particularly unreliable for bearing extra loads. The proposed extension would necessitate support structures set into the party wall at both levels. I have experienced problems in the past when my bathroom wall was knocked down as re-development work took place at 326 Fulham Road. As you probably know two old houses in Manchester Street, Marylebone and at Beauchamp Place collapsed while undergoing refurbishment.

Secondly, the proposal to remove the existing windows replacing them with wider ones and two new doors at upper and lower levels plus a larger balcony and staircase down from the balcony seems excessive and completely out of keeping with the appearance of this Grade II Listed Terrace. Although there is already a balcony to the rear of 326 Fulham Road, there can be no doubt that the addition of a larger balcony and a projecting staircase into what is already a small garden area will dramatically change the balance of privacy between 322 Fulham Road and my property.

Thirdly, the intended rooflight above the living room is most unsightly and totally out of keeping with the appearance of this Grade II Listed Terrace and also out of proportion with the existing buildings. An intrusive development such as this would entail a loss of privacy to neighbouring properties and produce noise in what is already an over-developed site.

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322 FULHAM ROAD, LONDON SW10 9UG - LISTED BUILDING CONSENT - REAR EXTENSION
AT BASEMENT AND GROUND FLOOR LEVELS

On these three grounds, therefore, I would accordingly ask you to invite your Planning Applications Committee to reject this application and to ask for revised plans on the grounds that it will materially affect the amenities of adjacent premises by reducing privacy and adding to the risk of disturbance, in an area where the high level of housing density needs to be carefully balanced by sensitive and detailed control of the environment.

Yours sincerely,

Virginia Hagger,

Virginia Hagger. (Mrs.)

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I SHOULD BE MOST GRATEFUL IF YOU COULD ACKNOWLEDGE RECEIPT OF THIS LETTER (DELIVERED BY HAND) AND INFORM ME AS TO WHEN THE PLANNING APPLICATIONS COMMITTEE WILL MEET. COULD YOU ALSO TELL ME WHETHER I SHOULD SEND A COPY OF THIS LETTER TO THE BUILDING CENTRAL COUNCIL OFFICES IN PEMBROKE ROAD, W8.

I LOOK FORWARD TO AN EARLY REPLY. (I HAVE WRITTEN TO THE ARCHITECT, MR. MACMILLAN SCOTT ON APRIL 22ND., AND AGAIN ON MAY 7TH., ASKING FOR A WRITTEN REPLY TO QUERIES RAISED BUT I HAVE NOT RECEIVED ANY REPLY)

I HAVE BEEN INFORMED THAT MR. ANDREW PATTEN (?) IS AWAY UNTIL NEXT WEEK. WOULD HE BE ABLE TO TELEPHONE ME NEXT WEEK ON HIS RETURN 0171 352 7329 TO MAKE AN APPOINTMENT TO MEET AT 324 FULHAM ROAD TO DISCUSS THE PLANS. THIS IS AN URGENT REQUEST AS I HAVE TO GO AWAY SHORTLY FOR SEVERAL WEEKS.

Virginia Hagg

V. HAGG

324 FULHAM RD

SW10 9UG.