

The a.m. planning application mentions installing a **1.8m privacy screen** above No. 22's new terrace level i.e. on the boundary wall between No. 20 and No. 22 Kemplay road. The plans do not specify the height (from 20 Kemplay road's existing terrace level), shape and/or material of the proposed privacy screen which would be enough to help us determine:

- *the existing and expected levels of daylight, sunlight and overshadowing on our property*
- *the measures that will be taken to reduce the expected impact of the proposed development*

Our request is that before this planning application is considered for approval that the applicants submit a "**daylight and sunlight assessment**" on 20 Kemplay road with respect to the installation of the proposed privacy screen. Based on the limited information in the planning application, our view is that the proposed privacy screen could potentially negatively impact the existing levels of daylight or sunlight on our property e.g. our amenity space. We would like to see drawings and mock up showing the impact on 20 Kemplay road specifying the exact height from the perspective of the owners of 20 Kemplay road, shape and proposed material of the privacy screen.

We have provided relevant references to the privacy screen from the various documents on Camden's planning portal on page 2-4 of this document.

Best regards

Peter and Rosalba Moores

20 Kemplay road

London NW3 1SY

## Design & Access statement

Mentions a privacy screen up to 1.8m, however looks at it purely from the perspective of the owners of 22 Kemplay road and does not give any indication of the impact on the owners of 20 Kemplay road which is disappointing.

### Existing Property

No. 22 Kemplay road is a mid terrace property spread over five levels (LGF, GF, 1F, 2F and 3F). It forms part of a group of terraced houses (no.4 - 24) that are identified as making a 'positive contribution' to the Hampstead Conservation Area in which they are situated. The property is not listed.

### Planning Considerations

A separate planning and heritage statement has been provided which describe the key planning considerations and policy which are relevant to the site and proposals.

Pre-application advice was received and the scheme has been updated taking into consideration comments from the planning and conservation officers.

### Relevant Planning History

There is no planning history regarding no.22 available on the council's website.

A number of nearby properties have carried out extensions and refurbishment works. Of particular relevance is 20 Kemplay Rd (Ref 2016/1313/P) where permission was granted for:

**Lower ground floor rear extension with roof terrace and privacy screen, and terracing of garden area. Installation of new metal framed doors and windows. Alterations to fenestration of closet wing and new parapet. Replacement of existing timber sash windows with micro double glazing to match existing design. Alterations to front boundary wall and installation of metal railings and gate to dwelling house (class C3).**

Further details of this scheme can be found on the council's website.

### The Proposals:

#### 1. Single Storey Rear Extension

The extension will be approximately 2.5m deep to align with the existing closet wing and 3.8m wide to fill in the space between the closet wing and the boundary. The extension will form part of an open plan living / dining / kitchen space on the lower ground floor. The rear elevation at lower ground floor will contain a set of bifold doors and a separate window.

#### 2. GF Rear Terrace

The roof of the new extension will form a terrace accessed from the GF rear room. It will contain a walk-on roof light. **Due to the difference in levels between no.22 and no.20 a privacy screen will be installed on the boundary up to a height of 1.8m above the new terrace level.** This will be similar to the current arrangement (no.20 has a terrace) but at a higher level. The terrace will have traditional black painted metal railings.

#### 3. Changes to the Closet Wing

It is proposed to raise the height of the existing closet wing by approximately 650mm. The current roof construction to the closet wing is very thin and does not meet current thermal requirements. Therefore as well as increasing the floor to ceiling height in the upper room, it will also allow for a better construction build up. Even with the increase in height, the parapet will still sit approximately 800mm below the level of no.24's closet wing so the existing hierarchy will be retained. The roof covering is likely to be a single ply membrane and a new parapet wall would be included.

The sash window on the 1F rear elevation of the closet wing will be replaced and centred (moving approximately 100mm from its current location). The existing door and small window on the GF rear elevation will be removed and replaced with a single fixed piece of glazing, centred on the sash window above. This will be a modern window as internally it will be viewed in the context of the new glazing on the LGF. On the side elevation the existing window opening will be infilled with brickwork to match.

#### 4. Replacement Windows on the Rear Elevation

The sash windows on the first and second floors of the rear elevation will be replaced with slim-line double glazed sash windows. The opening for the two sash windows to the rear of the ground floor will be combined to allow for french doors leading onto the new terrace. All the windows and glazed doors on the ground and lower ground floor will have bandit-proof glass. The modern doors and windows will be triple glazed. All glass will be solar control to minimise heat gain into the property.

#### 5. Changes to the Rear Roof

The roof will be rebuilt and finished in slate. The third floor has already been converted to habitable space and includes a mezzanine which overlooks the 2F bedroom and a separate shower room and storage areas. This floor, as well as the staircase up to it, is being reconfigured and includes a new dormer window of traditional appearance will be constructed on the rear elevation. A new roof light will be installed over the stair. The dormer window has been sized so that it sits well below the ridge line of the existing roof and above the eaves line to avoid being overbearing.

#### 6. Relandscaping of Rear Garden

The rear garden will be relandscaped. This will include lowering the existing garden level immediately outside the new extension to create a dining area. Retaining works will be required to the boundary walls. The remaining area of garden will have sloped planting beds with a mixture of hard and soft landscaping and replacement boundary treatments.

#### 7. Changes to the Front Elevation

It is proposed to replace all the existing windows with slim-line double glazed sash windows which will retain the traditional aesthetic while increasing the thermal and acoustic performance of the property. Glazed windows and doors on the lower and ground floor will contain bandit-proof glass. A new roof light will be installed on the front roof slope. All glass will be solar control to minimise heat gain into the property.

The front door and the door into the lower ground floor (from the front garden) will be replaced with traditional designs in keeping with the period of the property, but with slim line double glazing and bandit-proof glass.

### Design Statement 22 Kemplay Road

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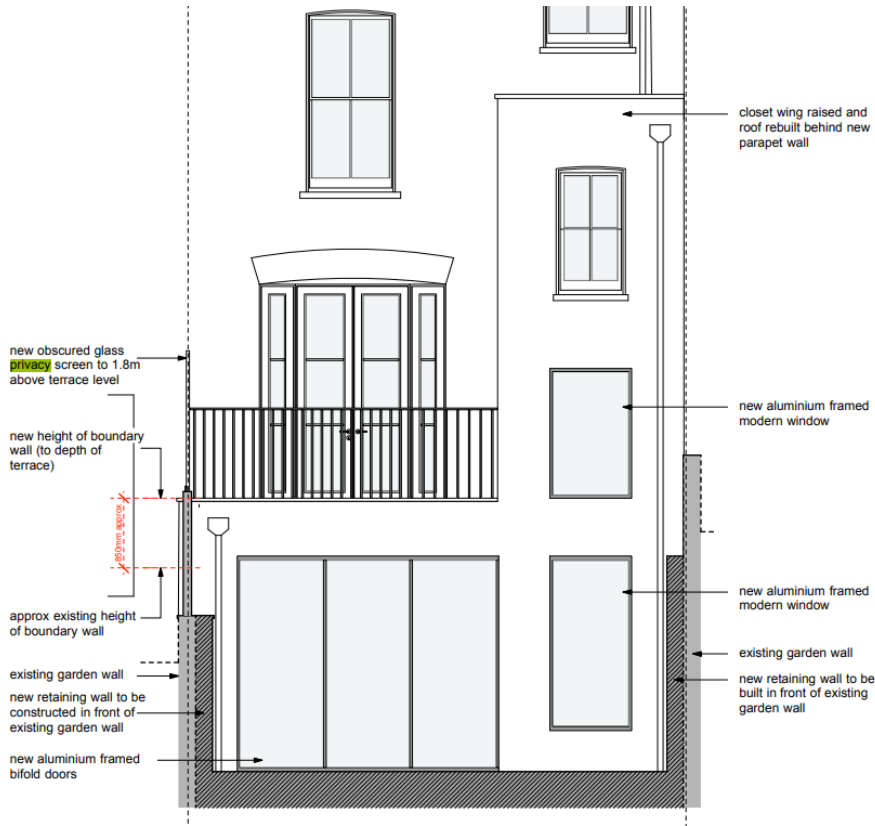
rear elevation showing existing large GF sash windows and smaller LGF sash windows



boundary with no.20, including privacy screen

**Drawing list document mentions:**

- An obscured glazed panel (to replace the existing one) will ensure privacy between no.22 and no.20.



**Ground Floor Terrace:**  
This will have traditional black metal railings. An obscured glazed panel (to replace the existing one) will ensure privacy between no.22 and no.20. There will be a large walk-on rooflight on the terrace.

Access to the terrace will be through new timber framed french doors (with fixed side panels) from the GF music room. The opening will have a traditional brick arch above to match details elsewhere on the house.

**External Lighting & CCTV:**  
New external lighting and CCTV will be installed with consideration and for safety in the rear and front gardens.

**Garden:**  
Please refer to the garden plans for further details.

**revision notes**

01.

revision	date	comment
P1	14.11.22	issued for planning

22 Kemplay Road London, NW3 1SY		<b>SG</b> Architecture Ltd.
Rear Elevation Proposed		
scale	date	
1:50@A3	14.11.22	
drawing number	revision number	status
067	111	P1

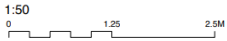
**notes**

Do not scale except for planning purposes. Drawing to be used only for the purpose issued.

All dimensions to be checked on site and verified with the architect prior to construction. Any discrepancies or uncertainties regarding this drawing to be discussed with the architect prior to construction. The main contractor is responsible for compliance with building regulations.

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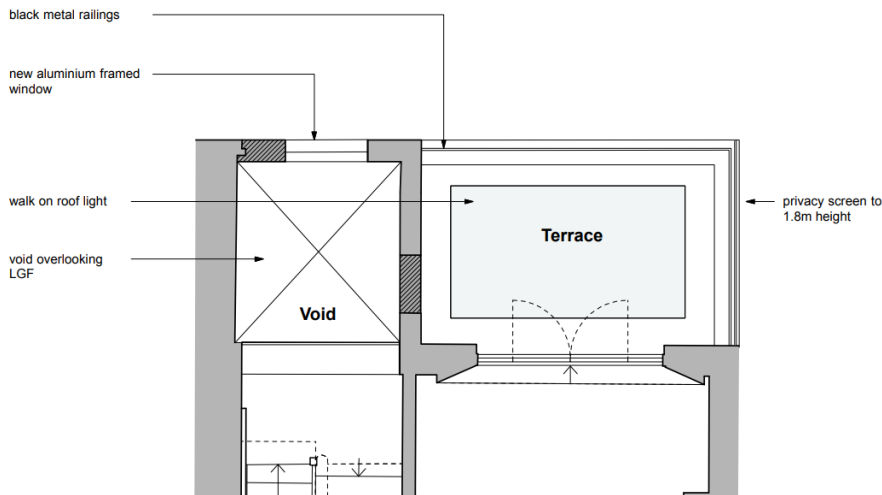
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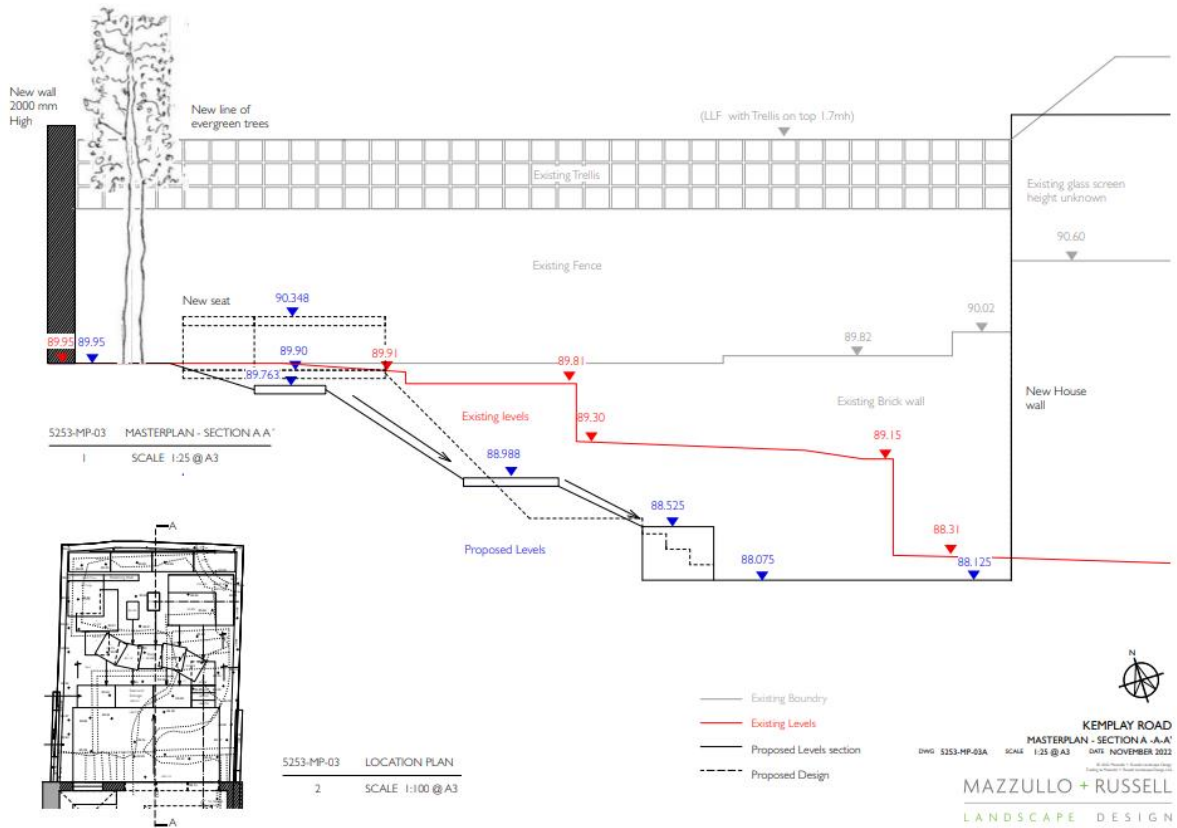
**Roof:**  
Roof to be replaced and finished in slate. Chimneys to be repointed, lead flashings replaced. New dormer window with lead cheeks and roof. Rooflights to sit flush with the roof slope.

**Brickwork & Decorations:**  
All brickwork to be repaired and cleaned, all render to be repaired and repainted.

**Rainwater Goods:**  
All rainwater goods to be replaced with black metal traditional products.



Again no details with respect to the impact on 20 Kemplay road.



Says that the existing glass screen height is “unknown” which leaves room for misunderstandings down the road.