

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0270/P	Sirine Saba	18/03/2023 19:27:41	COMMNT	It is far too large in a very visible location. Will be extremely detrimental to the surrounding area .

Application No:	Consultees Name:	Received:	Comment:	Response:
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2023/0270/P	Ben Smithers	17/03/2023 11:30:55	OBJ	
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To whom it may concern,

I am the proprietor and resident of 15 Wilmot place (which includes 15a and 15b). I am writing to express my very strong objection to the proposed planning application of 26-28 Rochester Place. We have tried our best to express our objections and concerns by reference to the guidance and in a way that make clear how harmful this project will be to us, however, as we are not experts in this field the following may not be complete, for which we apologise.

In summary, the proposed development would impact not only ourselves personally as residents but also our neighbours, community and the neighbouring Rochester Terrace Conservation Area more generally. The proposed height of proposed extension completely changes the character and impact of the existing property in a detrimental way and the manner in which the developers have presented their case grossly underestimates the impact on us. Further, there have been a number of significant changes in circumstances since permission was granted on the existing building, and the change in guidance, which in our view mean that proposed application should be refused.

Impact on our amenity

First of all, I am very concerned about the impact on our amenities as an occupier of 15 Wilmot Place. The impact of the development is not in accordance with DP26 - Managing the impact of development on occupiers and neighbours, Policy A1 of the London Borough of Camden Local Plan 2017 and the 2021 planning document Camden Planning Guidance on amenity as it has a significant impact on our (a) visual privacy and overlooking (b) sunlight, daylight and artificial lighting levels (c) overshadowing and outlook (d) noise and vibration levels. Camden, and in particular the Rochester Conservation Area is a beautiful place to live and until recently had stunning tree density. The high level of amenity and quality of life will be impacted by the proposed extension in a significant and negative way.

The application claims that the building is not tall, and the new extended height responds to the adjacent Camden Courtyards residential complex. However, that building has no significant impact on our amenity.

1. Visual Privacy and Overlooking- The properties on Rochester Road, Wilmot Place and Rochester Mews ("the Residential Properties"), which includes my house, will suffer significant loss of privacy. The proposed extension seeks to add two stories to the building with added balconies. Both the interior and exterior spaces of our property and the other Residential Properties will be significantly more overlooked as a result. Our bedrooms and kitchen are at the back of our property which will be directly affected by this. Further, the residents of the new developed will be able to look into the windows at the back of the houses and into the garden.

We note that when permission to develop the building was granted in the first place (for Application Ref: 2007/0524/P), one of the decisive factors was the fact that there was significant tree coverage on the boundary between the residential properties and the back of the building. In the original planning decision, it was decided that as there was considerable tree cover in the rear gardens of the potentially overlooked properties, no unreasonable overlooking was expected from the balconies. This was safeguarded by the fact that because the development would have an adverse effect on the existing trees and the fact that the Council wanted to limit the negative impact that would have on the amenities (see reason 14), a condition requiring

Application No: Consultees Name: Received:

Comment: Response:

details of the means of ensuring no significant harm to the trees was imposed. Unfortunately, in reality the safeguarding has since been rendered entirely ineffective. Last year the developers of the existing building made applications to remove the boundary trees (Application Nos. 2022/3175/T, 2022/0378/T, 2022/0377/T, 2022/0375/T). This was because it was said that the trees were affecting the structure of the boundary wall between the existing building and the gardens at the rear of the Residential Properties. The beautiful mature trees which provided a full screen from the majority of the balconies and a significant amount of privacy to the Residential Properties have now been removed and it will take decades for the new trees to grow. The impact of the removal of the trees has been detrimental to our privacy as it has left us and our neighbour exposed to the eyes of the residents and offices of the existing building. By increasing the development by two stories we will suffer significantly more overlooked and our homes will become significantly less private as a result.

In respect of our property specifically, the section of the development which is directly at the back of our property is actually significantly closer to our property and overshadows our garden and property in a much more impactful way than the rest of the building which is set back from the boundary wall. The impact of the extension to this part of the building will therefore be even greater.

2. Overshadowing and outlook – the new proposal will impact our outlook and it will cause significant overshadowing. This can be seen by the photos The clear overbearing and/or dominating effect is detrimental to the enjoyment of our property. Without the trees, there is no coverage, and the visibility of the building is now 24/7.

3. Sunlight, daylight and artificial lighting levels – There can be no doubt that adding two storeys will have a negative impact on daylight, sunlight and overshadowing. We already live in quite a congested area building height wise and the amount of light that we get is already extremely limited due to overlooking by other buildings (including the existing development). The impact of the additional two stories will significantly reduce the light that our property receives. The proposed development is not in accordance with the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011).

a. Daylight – the daylight that is received inside our property especially in the winter months is already limited. The building blocks quite a lot of the light especially in the lower level of the property. If the development is allowed to be extended, then the daylight will be significantly reduced. The distance of the development from our property does not negate this issue because the building is already significantly higher than our house and overbearing. Daylight is an important amenity and significantly affects our mental health.

b. Sunlight - Currently the existing development blocks most of the morning sunlight as the sun comes over the building. In March there is less than 2 hours of sunlight already. With the proposed new development this will be reduced to nothing. In the winter it is rare to get any sunlight, but it is limited to the morning. The surrounding buildings also have an adverse effect on our sunlight and therefore the little sunlight we get which comes over the building in the morning is crucial to our enjoyment of the land. Again, sunlight is an important amenity and significantly affects our mental health.

c. Artificial lighting levels - The artificial lighting levels will increase by double at night due to the fact that the flats are intended for residents and the proposal intends to double the number of floors. The proposal for a fully glazed top floor and a "glazed lantern" on top of the building will create light pollution in the

Application No: Consultees Name: Received:

Comment: Response:

surrounding area at night. Given the removal of the trees this is impacted significantly in the evenings. Our bedrooms which are at the back of the property would be impacted by this.

d. Noise and vibration - The noise from residents of the building is already significant. The residents use the balconies a lot and barbeque on their balconies which sit at the rear of the existing building. With two extra storeys that noise will only increase and further disrupt our enjoyment of our property. This is particularly so on the end of the building directly behind our property because the building is much closer.

Impact on the character of the area

The proposed development, by reason of its height, bulk, mass, footprint and detailed design, would be detrimental to the streetscape and the character and appearance of the neighbouring Rochester Terrace Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies. We are concerned about the appearance of the design of the proposed application as it is not in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policy 2 of the Kentish Town Neighbourhood Plan 2016.

The proposed design is out character, setting, context, form and scale with the neighbouring buildings. Although the character and design of the building was originally found to be in keeping with the character and design of residential properties in the Rochester Terrace Conservation Area, this would no longer be the case if the extension is permitted because the proposed new height alters the character and impact of the building on the area.

The Rochester Terrace Conservation Area has wider historic beauty and value which is worth preserving. Whilst the existing building sits a bit more inconspicuously due to its height and size, the proposed two storey addition will become more visible and imposing not only from up close, but also from a distance, including from the Rochester Terrace gardens. This will significantly alter the development's impact on the character of the immediate area and will alter the skyline. The application claims that the building is not tall and the new extended height responds to the adjacent Camden Courtyards residential complex. However, that building is of a totally different character and has no visual impact from the properties on Rochester Road, Wilmot Place and Rochester Mews. The proposed new size and height of the extension will make the building unsightly, oppressive and totally out of keeping with the character of the neighbourhood.

Further, I am concerned that the proposed new design will have a negative impact on the Rochester Conservation Area. The Conservation Area has been described as cohesive and compact with architectural integrity and charm that survives overall with some minor changes. The guidance is very strict on the impact of new extensions in the conservation area. Given the proximity of the development to the conservation area, the impact of the proposed changes will be significant and not in accordance with the guidance.

Impact of works on property and residents/ Noise and vibration

We are genuinely concerned that the construction will be noisy and create vibrations. Further, there is a serious risk that that will significantly impact the structure of our property and our enjoyment of our land.

Application No: **Consultees Name:** **Received:** **Comment:** **Response:**

Although you may not consider this a decisive factor, it is worth us bringing to your attention that the developers of the development (who are also the applicants of this planning permission) have already spent over 18 months fixing the back wall which sits on the boundary of all of the gardens including our own. The reason this has occurred is because the back wall was falling into our garden and was unsafe. Despite claiming that the works would be done within 6 months, the developers have already been drilling and causing noise and vibration for over 18 months and there is no end in sight. The manner in which the developers have carried out their works has been in complete disregard to the amenity of the residents and has caused a lot of stress and disruption to the community. This has significantly impacted our quality of life. We are concerned that the new development will further impact us in a negative way for an indeterminate amount of time.

The noise and vibration can also have a major effect on amenity but also on the structure of our property. As there is no party wall agreement going to be in place the developers will be able to carry out the works in a manner that could detrimentally impact the safety of our property at no cost to them.

General comments/policy

We note also that if this planning is permitted it feels as though there is an inconsistency in the way the Camden Council approach planning permission. We understand that the guidance for extension to residential properties is very restrictive. For example, double storey extensions are not permitted as well as dormer extension to the top floors. Whilst each case is determined on its own merit, it seems to us that the impact of those types of developments have a significantly smaller impact than what is being currently proposed. It would be grossly unfair if the proposed extension would be allowed given the impact it has on us and our neighbours. The negative impact of this proposed is really obvious even just to the naked eye and goes against what we understand the policy and approach the Council seems to be wanting to take from reading all the guidance.

We therefore strongly object to this planning application and are happy to discuss any further issues or provide any further photographs and necessary reports from the relevant professionals if needs be.

Kind regards,

Ben Smithers

2023/0270/P	Matt Storey	18/03/2023 21:01:00	OBJ	This proposal would create excessive bulk, which is totally out of keeping with the character of the area.
2023/0270/P	Rachel Clarke	17/03/2023 20:30:23	OBJ	I object to this application on the grounds that a) it visually dwarfs the beautiful villas on Wilmot Place opposite the house - the nicest view in the area b) I am alarmed by the prospect of a high level fully glazed and lit space overlooking my home and garden c) the scale and aesthetic of the building does not fit with the character of the conservation area

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0270/P	Gillian Simcox	17/03/2023 16:58:18	OBJ	<p>I strongly object to the proposed upward extension to 28 Rochester Place London NW1 9DF. It will overshadow and destroy the classical lines of the five villas on Wilmot Place and damage the integrity of the Rochester Terrace Gardens Conservation Area. It is highly likely there will be additional light pollution at night. The interesting parts of Camden need to be preserved not desecrated as they are precious to the Community.</p> <p>No 28 Rochester Place is a pretty mediocre and drab building. Although I walk up Rochester Place and pass it regularly, I had barely noticed it and had to go and look at it specially which was not a rewarding experience. It did not appear to have any number on it by the way and the street level entrance looks almost abandoned.</p>
2023/0270/P	Alan Calvert	17/03/2023 10:12:03	COMMNT	<p>I am opposed to this application. The reasons for my opposition have been adequately spelled out in the many other comments that have been submitted by other owners of properties in Rochester Road, Wilmot Place and the surrounding area.</p>