

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0753/P	Christine Hawkes	07/04/2023 15:39:41	OBJ	<p>I strongly object to these plans for the proposed development of this building, and most particularly to the addition of the 6 new windows in the outside east facing wall backing onto the properties in Torriano Avenue, including mine at 99A Torriano Avenue.</p> <p>At the moment there is a single non- opening window up the middle of this wall, which is covered with privacy glass so that the people in the building do not look directly out into the rooms, balconies or gardens of the facing houses and the residents of these houses cannot look into this building. Plus the lights shining through this window are dim and unobtrusive and generally on mostly during working hours at the moment.</p> <p>Plus we do not get any noise pollution from this building at the moment.</p> <p>This situation would change completely with the further 6 windows proposed in these plans on this wall in addition to the current single privacy window. Three different flats would then have windows from private rooms facing out into the private rooms, balconies and gardens of the current residents of Torriano Avenue, and there would be no privacy either way, not to mention a massive increase in light and noise pollution! This is of great concern as would be if the character of the current single window were to be changed, but I cannot find details of this in these plans at the moment. These properties are very close to each other with a very narrow passage in between. It is an unusual arrangement of buildings in any case, so care does need to be considered in allowing such changes.</p> <p>Presumably the other mews properties further along that have been converted into residential properties have not had the option of windows facing to the east, so the same conditions could apply to the proposed development. This is already a high density area and 3 new flats is going to add to this massively. I would have thought potential Impact upon ALL residents living in close quarters needs to be considered and minimised.</p> <p>I recently had a problem with the commercial property to the right of these mews buildings, with a bright light on the outside of the building shining into my bedroom window all night long, and which they have now changed to go off at night thankfully.</p>

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2023/0753/P	Birgit Heyer	06/04/2023 13:53:28	OBJ	<p>The above planning application to change of use from office to 3 flats proposes installation of 6 new windows on the side elevation AND changing the existing large window, that currently is glazed with obscure glazing, to a large window with clear glazing.</p> <p>At the moment there is one large central window which is glazed with Obscured Tinted glass so as not to oversee other properties and not cause light pollution. This central window serves an office area and hallway cannot be opened nor can it be looked in or out of, nor is this building being used at nights or on week-ends.</p> <p>This it to be replaced with clear glazing and the addition of 6 windows, to serve 3 bedrooms, 2 living rooms, 2 kitchens and 2 hallways for 3 new flats, which would be occupied at night, week-ends and during the day. The privacy of occupiers of both the existing the proposed dwellings will no longer be protected.</p> <p>In the proposed development NO measures have been included to reduce overlooking - such as installing obscure glazing and installing windows that only serve for ventilation and cannot be opened fully.</p> <p>This would result in a large loss of privacy to habitable rooms, balconies and gardens of properties of 95, 97 and 99 (each of these addresses have several flats so it would affect around 9-10 flats) as these new windows will directly overlook the rear of these properties. In my particular case - as the owner of flat 1, 97 Torriano Avenue, the garden, lounge/dining room and second bedroom area will be overlooked directly thus losing privacy completely.</p> <p>The solution would be to design the proposed development in a similar manner as the other units in this row of houses, that are being changed from commercial to residential. For example the planning application that has been granted for no. 2 Torriano Mews 2019/3494/P, only using the existing windows to the rear and front of the property for the living areas, and leaving the large central window to the side elevation in obscure glazing as is.</p>

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2023/0753/P	Jo Hordern	06/04/2023 15:31:58	OBJ	<p>My objection concerns the new windows which are proposed on the east facing gable wall of 7 Torriano Mews.</p> <p>The flats in our building, 97 Torriano Ave, and the neighbouring houses all have windows/ roof terraces/ gardens which face west.</p> <p>The outlook for many years (since 1994, in my case) has been over low rise offices, landscaped parking and trees. The terraced houses on Leighton Grove are a long way away. The terraced houses on Leighton Road are at right angles to us with limited intervisibility.</p> <p>This has been a very pleasant, quiet and private outlook.</p> <p>This amenity will be lost if the proposal to put new windows in the gable wall is approved. I have pasted below a section of the planning statement for this application, which I think is factually incorrect.</p> <p>-----</p> <p>Excerpt from planning statement:</p> <p>E. NEIGHBOURING AMENITY</p> <p>6.31 Camden Local Plan Policy A1 - Managing the Impact of Development - states that the Council will seek to protect the quality of life of occupiers and neighbours and will only grant permission for developments that do not cause unacceptable harm to amenity. Factors that are considered, amongst others are, visual privacy, outlook, sunlight, daylight, and overshadowing.</p> <p>6.32 In terms of visual privacy and outlook, the units have been arranged to avoid little overlooking or loss of privacy for neighbours as possible. Where new windows are proposed, there are existing windows already in situ on the same façade, and therefore there would be no worsening of the existing situation.</p> <p>-----</p> <p>The sentence quoted below is simply untrue: 'Where new windows are proposed, there are existing windows already in situ on the same façade, and therefore there would be no worsening of the existing situation',</p> <p>The true situation is that there are no Windows on the east wall, rather, there are fixed panels of obscured and tinted glass. These allow light into the interior of the building, but do not allow intervisibilty and overlooking (loss of visual privacy). These so-called 'windows' cannot be opened as they are fixed panels of glass.</p> <p>If passed, this application will result in huge loss of amenity to those in Torriano Avenue as there will be many new windows, which will open, and will not be obscured glass.</p> <p>In addition, the existing glass panels which are currently obscure glazed will be made transparent, and will open.</p> <p>One option is to have no windows in this gable wall. The other buildings in the same terrace in Torriano Mews have been converted to residential without the need for additional windows, since they already have windows to front and rear. Which raises the question: why should this established pattern of development be diverged from now?</p>

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