

From:
Sent: 16 April 2023 23:03
To: Planning Planning
Subject: Comments on Application 2023/0363/P
Attachments: Picture 1.pdf

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

I have the following concerns with planning application
2023/0363/P.

Re: Design and Access Statement, 5.2 Privacy: “The proposed work to Flat 4 will not negatively impact on privacy and general amenity of any neighbours.”

Based on the information provided, I disagree with above statement and do consider the proposed roof terrace to negatively impact the privacy of neighbours. Based on graphs Proposed West Elevation 2 and Proposed Roof Plan 2, it can not be excluded that the proposed roof terrace adds a “viewing platform” visible from and overlooking the terrace of Flat 3 / first floor (see graph Existing West Elevation 1 for the position of the terrace of Flat 3) therefore negatively impacting the privacy of residents of Flat 3. Furthermore, there are no proposed commitments re the use of the roof terrace in the application including maximum number of people to use the terrace at any time, adherence to quiet hours, etc which all impact both privacy and amenity of neighbours in contrast to the general statement made in 5.2. In my view, the planning application should provide additional information so these issues can be further considered.

Re: Design and Access Statement, 3.0, p5, comments made regarding the significance of the proposed changes in terms of character and appearance.

The proposed roof terrace overlooks a large communal garden. Graphs Proposed West Elevation 2 and Proposed Roof Plan 2 show a new stair enclosure and a new balustrade. The size of the enclosure is not entirely clear from the plan. There is a concern that such structure negatively impacts the view from the communal garden (see attached picture 1), also when considering that if proposed structure is granted planning approval, additional similar structures may be requested to be created at neighbouring buildings around the communal garden. In my view, alternative structures, if any, should be considered.

Re: Application Form: Development Dates

The form states that building works are expected to start 2023-04. Expected completion is 2023-09. It is not clear why the building period is required to be up to 6 years (or up to 2029). I suggest to review the expected building period.

If you could please confirm receipt of my email, I would appreciate it.

Many thanks,

Hilmar Schlenzka

