



## **DAYLIGHT, SUNLIGHT & PRIVACY**

### **Camden Lock Village - Temporary Observation Wheel**

LabTech London Ltd.

**26/05/2023**

GIA No: **2801** Letter Ref: **VL/2801**

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Your ref: **2022/3853/P & 2022/3940/L**

Dear Alex,

**Re: Camden Lock Market, Chalk Farm Road, Camden, NW1 8NH - Temporary Observation Wheel**

We write in connection with the pending application for full planning permission and listed building consent at Camden Lock Market (planning application reference 2022/3853/P & 2022/3940/L) for the:

*"Introduction of new exhibition space, flexible events and market uses through a change of use of the existing East Vaults, installation of new retail shopfronts within West Yard; creation of a new jetty within Dead Dog Basin and erection of a temporary observation wheel together with ancillary works and alterations to existing structures, surfaces and other public realm improvements and associated works."*

We write specifically in response to concerns raised about visual intrusion and the impact on amenity from the temporary observation wheel for the residents of 34-36 Jamestown Road, NW1 7BY (the "Property"), a property to the south west of the application site.

Standard 28 of the Housing SPG (March 2016) deals with privacy and states *"In the past, planning guidance for privacy has been concerned with achieving visual separation between dwellings by setting a minimum distance of 18 – 21m between facing homes (between habitable room and habitable room as opposed to between balconies or terraces or between habitable rooms and balconies/terraces). These can still be useful yardsticks for visual privacy"*.

We also note the recent Supreme Court decision in *Fearn and others (Appellants) v Board of Trustees of the Tate Gallery (Respondent)* [2023] UKSC 4.

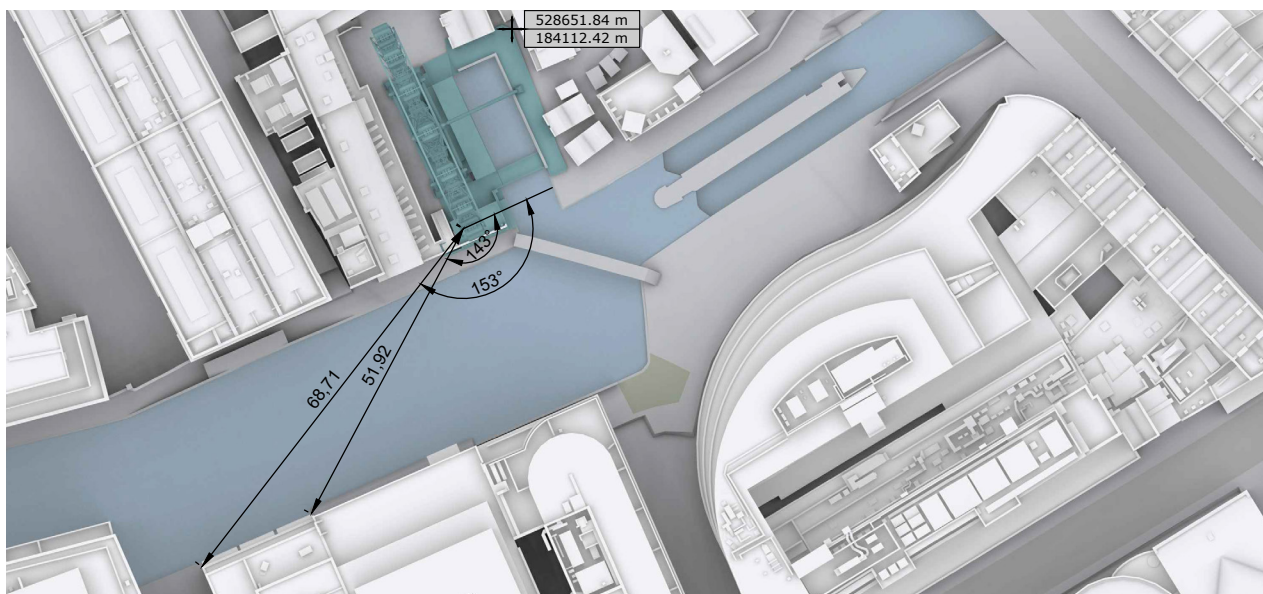


Figure 1: Plan View of Proposal within Context

As shown in Figure 01 above, the observation wheel, at its nearest point, will be located 51.92m from the Property and 68.71m from the furthest point, which is significantly in excess of the recommended figure within the Housing SPG. It is also significantly in excess of the 34m gap, between the Tate viewing gallery and the affected flats in Neo Bankside. Furthermore:

- the observation wheel sits between 143 and 153 degrees from the Property, which means that the views towards the Property from the observation wheel are oblique - there is no 'direct' straight on view as in the Tate case;
- the affected flats at Neo Bankside have floor to ceiling glazed windows facing and are located at or around the same height as the viewing gallery, which is a static structure; the flats at the Property, as can be seen in image 3, these comprise overhanging balconies protected by glazed bannisters and at ground and first floor planters have been introduced which limit the ability to view into the Property. The overhanging balconies limit the visibility into the Property, in specific from an oblique and angled view from above. Furthermore the observation wheel (when operational) will move at a speed of 0,12 - 0,24 m/s which equates to one full rotation ca. every 8 - 16 minutes rather than being static;

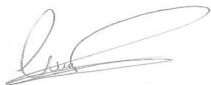
The trial judge in the Tate case found that on the southern walkway of the viewing gallery, "[a] major part of what catches the eye is the apparently clear and uninterrupted view of how the claimants seek to conduct their lives in the flats. One can see them from practically every angle on the southern walkway"; this will not be the case in respect of the observation wheel. The visual intrusion and impact on privacy of the Property will be negligible. Indeed, the existing visual intrusion and impact on privacy from pedestrians and cyclists passing along the towpath 24 hours a day, directly opposite the Property, and from barges navigating the canal, is likely to be more significant. Although as can be seen from Image 3, the design of the north facade of the Property and the existence of the overhanging balconies means that it is difficult to see into the flats even from the towpath directly opposite. We have further provided the anticipated view from the top of the wheel towards the Property as image 5, which indicates that there will be no visual intrusion or privacy impacts on residents inside their flats at the Property.

In light of this, we do not consider that there are any material visual intrusion or impacts on privacy of residents inside their flats at the Property from the temporary observation wheel.

To assist the readers understanding of the proposed location of the temporary observation wheel in relation to 34-36 Jamestown Road, we have provided pictures taken on 24/05/2023 of the pedestrian views towards 34-36 Jamestown Road and a corresponding plan at Appendix 01.

Yours faithfully

For and on behalf of GIA



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Cc. Kevin Francis – GIA

Encl. Appendix 01 – Images

**DISCLAIMER:**

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APPENDIX 01:

# IMAGES

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Figure 2: Pedestrian views towards 34-36 Jamestown Road





Image 1



Image 2



Image 3



Image 4





Image 5



Image 6





Image 7



Image 8



For further details please contact us on:

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