

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/2847/P	Renu Bal	07/10/2023 22:59:52	OBJ	<p>I live with my family at Flat 1, 33 Broadhurst Gardens, NW6 3QT. My home is located next door to 35 Broadhurst Gardens.</p> <p>There is currently a set of solid wooden, double fence panels installed along the side of the terrace at Flat 1, 35 Broadhurst Gardens (Raised ground floor apartment) that faces onto 33 Broadhurst Gardens.</p> <p>I object to the replacement of the current wooden fence panels which form a solid separation with no visibility from the terrace of Flat 1, 35 Broadhurst Gardens into the bedrooms and bathroom of my home.</p> <p>If a the fixed wooden panels were to be replaced by metal railings along the side that borders our property, then the residents of Flat 1, 35 Broadhurst Gardens would have a clear unobstructed view into both of our childrens bedrooms which are at the rear of our home. The terrace area of the neighbouring property is positioned raised from the height level of our property and approximately 6ft away from our daughters bedroom.</p> <p>If the current fixed panels were replaced with metal railings, this would seriously impact our privacy and we would be unable to move freely in our bedrooms without anyone on the terrace next door being able to look directly into our home.</p> <p>I hope that Camden planning department will take the privacy of our children and our home into consideration when considering this planning application.</p> <p>Please contact me if you would like to discuss further. I will send some photos of the current solid fence panel via email, as I am unable to upload online.</p> <p>Kind Regards, R Bal</p>

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2023/2847/P	Sat Bal	07/10/2023 23:55:58	OBJ	<p>Dear Camden Planning Team,</p> <p>I own a neighbouring property to 35 Broadhurst Gardens. Flat 1, 35 Broadhurst Gardens, NW6 3QT. The terrace area and back of the flat was refurbished in the last couple of years with grey metal flashing installed around perimeter wall of the terrace, new flooring and the white painted wooden framed windows and doors of the flat which overlook the terrace area have been replaced with dark metal windows and doors. A wooden slatted perimeter fence was erected during the works and this is doubled up on the side facing my property to ensure that neither we can see into the terrace area and the residents of Flat 1, 35 Broadhurst Gardens cannot see into my property when on the terrace area.</p> <p>I do not believe that approval of the planning application should be granted as this will significantly affect our privacy and permit anyone who may be standing or sitting on the terrace area of Flat 1, 35 Broadhurst Gardens to look directly into our private area and property which is currently not possible because of the solid, non-see through wooden panels that are installed on the side of the terrace facing my property.</p> <p>The planning application does not include photographs of the wooden panels on the side of the terrace facing my property and have been omitted. I would suggest that the applicant submit those photographs so that the planning department have full visibility of the current perimeter fencing around the whole terrace and not the two sides for which photos have been submitted.</p> <p>I would also ask that the planning department check whether planning permission was applied for and granted for the change of windows, terrace area is permitted to be used for residential use and the installation of the perimeter metal flashing around the brick wall of the terrace area.</p> <p>Kind Regards, S Bal</p>

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2023/2847/P	Mr A Chohan	06/10/2023 18:44:03	OBJ	<p>Dear Camden Planning team / Enya Fogarty,</p> <p>I live next door to this property in the garden apartment (Flat 5, 33 Broadhurst Gardens, NW6 3QT)</p> <p>The planning application is for Flat 1, 35 Broadhurst Gardens, NW6 3QT, which was purchased by new owner occupiers I believe in 2021 and has undergone significant refurbishment since purchased.</p> <p>During the refurbishment a 5ft wooden fence was erected which replaced the previous shorter trellis fence. The photos of the new fence that directly borders with 33 Broadhurst Gardens have surprisingly been omitted by the applicant. - I will send photos via email of current fence facing 33 Broadhurst Gardens, NW6 3QT (Neighbouring property)</p> <p>I am not sure whether the terrace area of Flat 1, 35 Broadhurst Gardens which is positioned above an extension of the lower ground floor flat has planning permission to be used as a outdoor area, I have been unable to find a record on Camdens Planning Portal.</p> <p>Replacing the current wooden panel with metal railing around the terrace area will severely impact the privacy of the residents at Flat 5, 33 Broadhurst Gardens, NW6 3QT and other flats. The terrace area will look directly over into a private garden, my bedroom and lounge.</p> <p>The windows to the rear of Flat 1, 35 Broadhurst Gardens, NW6 3QT that face onto the terrace were replaced in 2022 from White wooden painted windows and door to Black/charcoal metal framed windows and door. I have been unable to find a planning application for this change of material, knowing that the property is located within the South Hampstead conservation area - this is quite a significant change to the appearance of the property and would expect this to be supported by an approved planning application.</p> <p>It is also worth noting that there have been a number of noise complaints against lodged with the Camden council noise department associated with previous tenants who would party through the night until 7am in the morning, looking and smoking towards my property. Whilst these issues have not been encountered with the current residents, this could change when residents change.</p> <p>If the applicant wants to replace the existing wooden panels around the terrace area, then these should really be replaced with fixed panels (as currently in place) either with wooden or Obscure glass to maintain the privacy to Flat 5 residents and the neighbours at 33 Broadhurst Gardens.</p> <p>I would welcome a visit to my property by Camden Planning Department to view the current fence panels and position of the terrace to better understand the impact that metal railings would have on my quality of life and the peaceful enjoyment of my property and that of my neighbours.</p> <p>Kind Regards, Mr A Chohan Flat 5, 33 Broadhurst Gardens, NW6 3QT (Immediate neighbour - garden apartment)</p>

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