
From: [REDACTED]
Sent: 07 September 2023 09:03
To: Miriam Baptist; Eleanor Mazzon
Subject: RE: PD14388: 50 Maresfield Gardens application ref. 2023/3017/P - BIA Audit Form
Attachments: IMG_7630.JPG; HAH170271_HAH18002597.PDF

Miriam

Many thanks for sending through the objection letter from the neighbour – we note the two comments that they raise.

In relation to the first, the structural impact on their listed property, we shall leave this to the experts to advise in due course. The CR review process is ongoing and we expect they will pick up on any issues. We will review this with our engineers so that they are aware of the neighbour comments around hydrological impacts.

Regarding the second, the impact on amenity, we consider there would be no impact on neighbouring amenity arising from the proposed window-to-window relationship.

The first floor bathroom window is obscured so there would be no ability to look into the room. See attached photo.

Even if the window was unobscured:

- The angle of view would be approximately 45 degrees making it difficult for anyone to be able to look in from the kitchen.
- The occupant would need to stand with their face pressed against the window and angle themselves to look up to the bathroom window which is unlikely.
- Either side of the window are kitchen units, so no-one would be walking directly past the window.
- We understand from floorplans (see attached marketing particulars), that there is a bath directly behind the window. The centre of the room is not in view of the window, reducing any privacy impacts.
- There is an existing view of the window from the side passage (see photo) and the rear garden, where views are more likely.

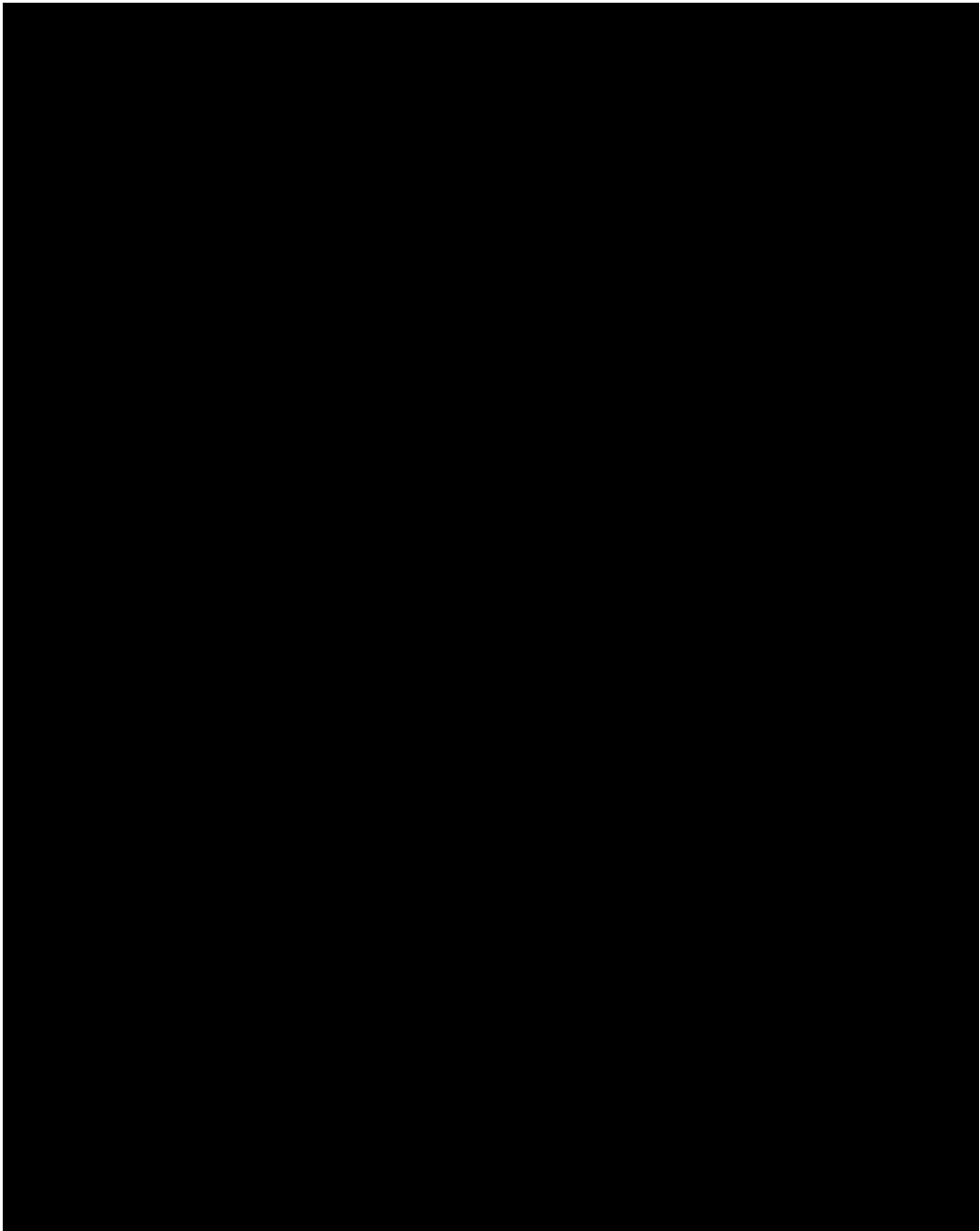
Accordingly, we consider the relationship to be wholly acceptable and the impact on amenity would be no more than 'negligible' in this case.

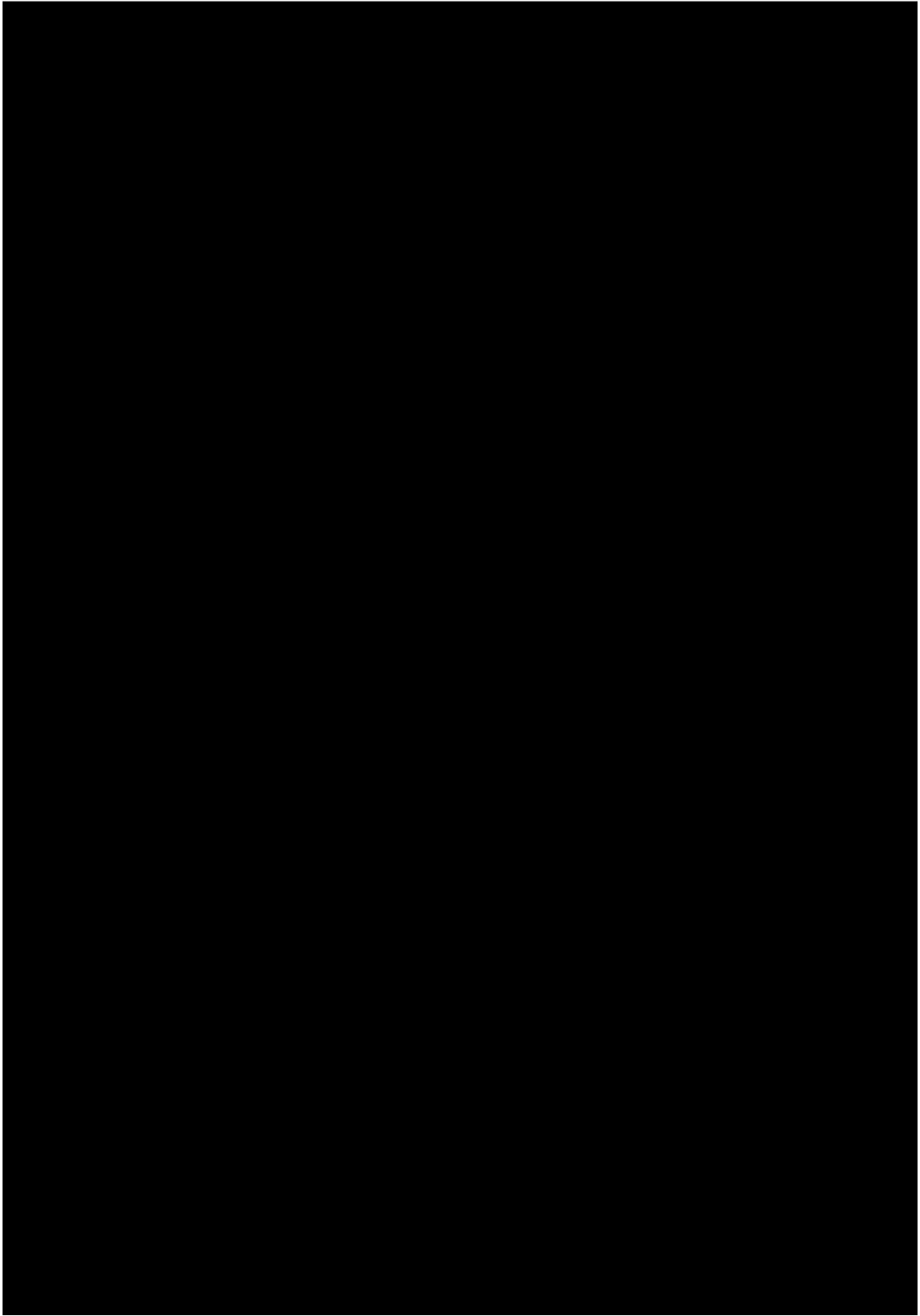
Kind regards

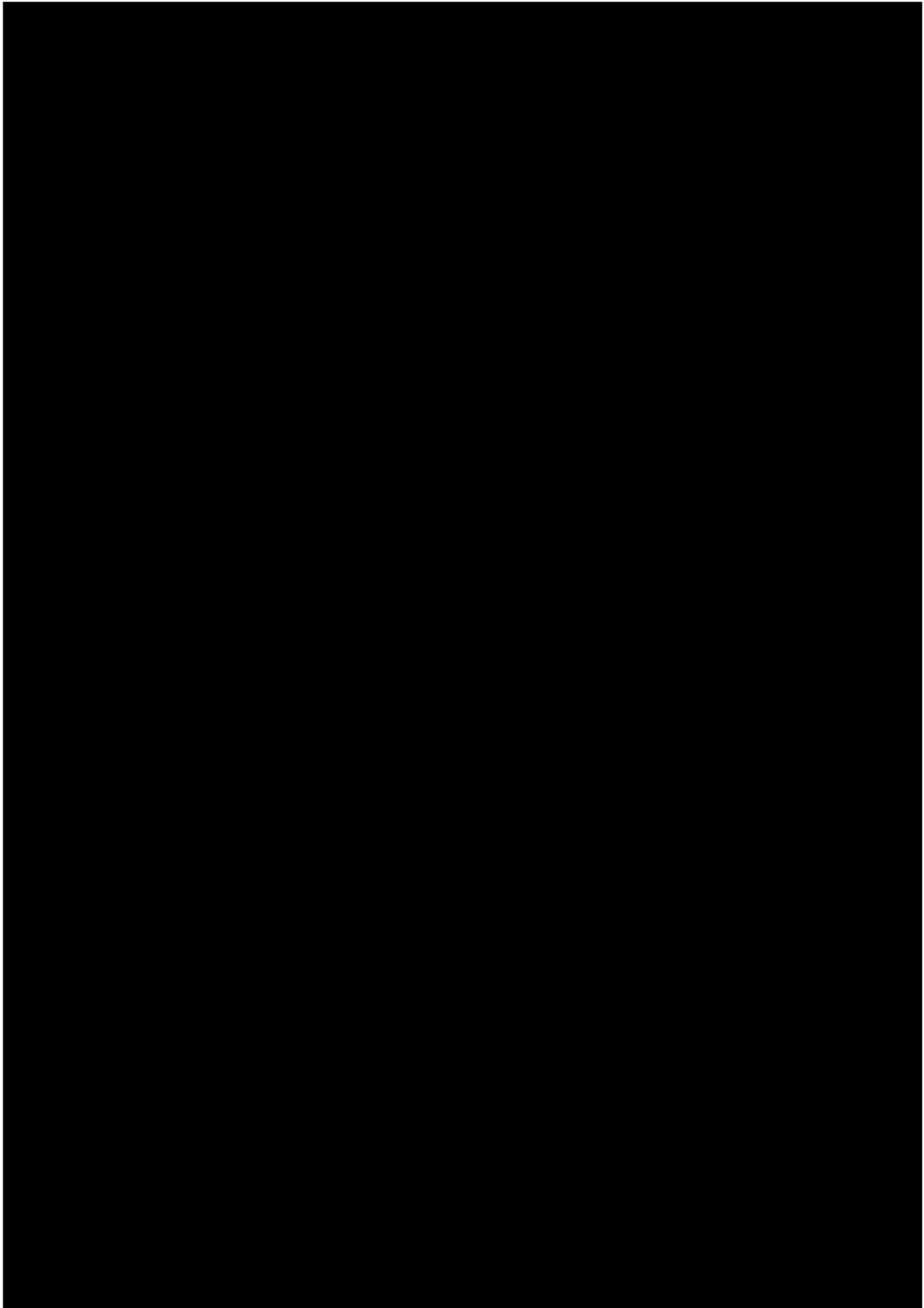
James

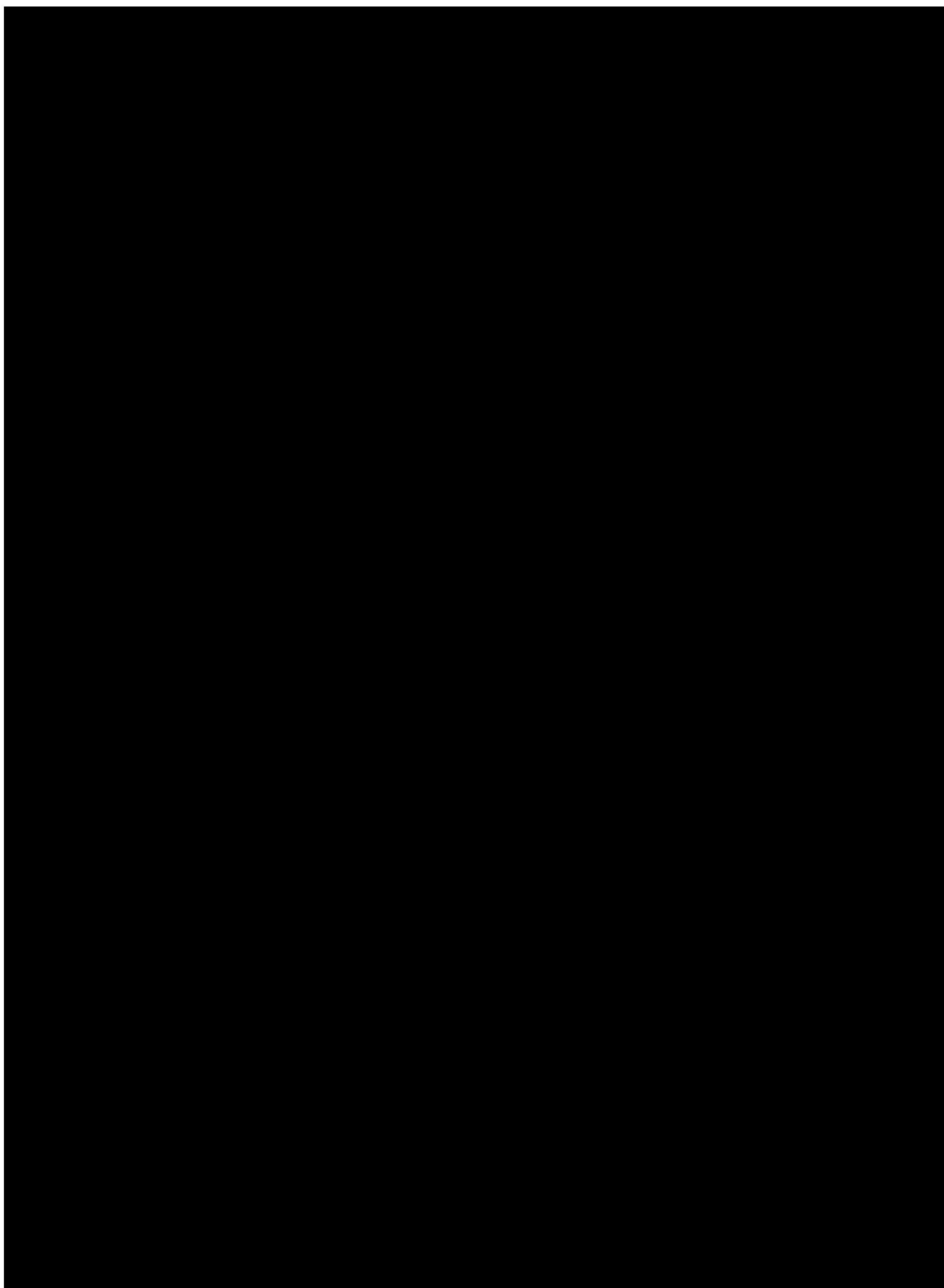
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