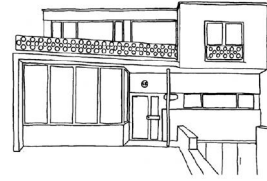


48 MARESFIELD GARDENS  
LONDON NW3 5RX



31 October 2023

Development Management  
London Borough of Camden  
2<sup>nd</sup> Floor – 5 St. Pancras Square  
c/o Town Hall  
Judd Street  
London WC1H 9JE

**For the attention of Miriam Baptist**

**Re : Planning Application Reference 2023/3017/P  
50 Maresfield Gardens, London, NW3 5RX**

Dear Ms Baptist,

On 3<sup>rd</sup> September, 2023 we wrote to you raising an objection to the abovementioned planning application in respect of the proposed depth and size of the basement excavation for the swimming pool and of the proposed south facing window to the ground floor kitchen.

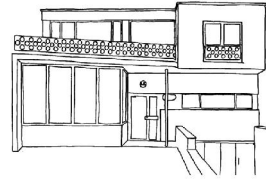
We note from the Council's web-site that a response from Mr J Huish regarding our bathroom window has been registered. We would comment to say that our bathroom window is not permanently obscured, and, our window opens inwards and we need to open it every day for ventilation. The difference in ground levels between our two properties mean that the proposed ground floor kitchen window is at a very close level to our first floor bathroom, and we would request that the kitchen window be omitted from the proposals, or, that a condition be applied to ensure this is permanently frosted to stop people looking into our bathroom. The proposed window location is very close and there would be a very uncomfortable relationship between these two windows.

We also note from the Council's web-site for the planning application, that on 27<sup>th</sup> October, 2023 a second set of five drawings numbers P1502, P1503, P1504, P1600 and P1601 were added. An aspect of the new proposal illustrated on Drawing Number P1504 – *Demolition & Proposed Side Elevation (South)* – raises concern to which we wish to OBJECT.

This is the proposal to add three new windows at first floor level on the south flank elevation of the main building. These windows are labelled 03 on Drawing No. P1504. They would directly overlook the balcony at first floor level on the rear of our house, resulting in a significant loss of privacy and overlooking. We enclose an illustration showing the location of the proposed windows, and how these would overlook our balcony.

On a separate issue, in the original set of application drawings that were added to the Council's web-site on 31<sup>st</sup> July, 2023, on Drawing Number P1400 – *Demolition & Proposed Ground Floor Plan* – and Drawing Number P1500 – *Demolition & Proposed Front Elevation (West)* – a tall brick garden wall is proposed to screen the lightwell over the front section of the basement swimming pool, from the garden and roadway at the front of the house. This feature is labelled 21 on the drawings.

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It is unclear how this proposed wall would be attached to our property which is a listed building, and thus we would suggest that the applicants should also be made to apply for Listed Building Consent for that aspect of the proposed work.

We would request that our concerns regarding the impact of the development proposed at No. 50 Maresfield Gardens be taken into consideration and that design changes are requested from the applicants.

Yours sincerely



**JAMES SIMS**

Photograph taken from the rear first floor balcony of 48 Maresfield Gardens, looking North.  
Shaded blue rectangles show the locations of the proposed windows, overlooking our balcony.

Existing



Proposed

