

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5280/P	Roberto Bianchini	18/02/2024 17:30:08	OBJ	<p>My property (and primary dwelling) are directly adjacent on the south side to the proposed terrace. It is likely to bear the most impact than any other surrounding properties.</p> <p>I would like to make the following comments:</p> <ul style="list-style-type: none"> - On pages 2 & 3 of the file “existing and proposed drawings”, note that the walled in area designated “ 31”, (just south of the boundary line adjacent to the room designated “not surveyed”) is in fact 33 Maryon Mews and not 31 South End Rd. <p>Certain details regarding the timber panel privacy screen (pages 5&6 of the file) seem to be wanting such as:</p> <ul style="list-style-type: none"> - Confirmation of the distance it will be set back from the south edge of the building/shared boundary; although visible according to the architectural drawings, no definite measurement is given (the height itself is given as 1950mm; trust this will be minimum and adhered to). - Material nature of the screen itself, that it will not be stippled in any way , or have edges, holes or anything that will compromise privacy ; that it is of sufficient quality or even double sided (many fence boards typically used in standard 1950mm high panels and similar develop holes in place of knots in the wood). - As per 3.2.4 of the “design & access statement” regarding design complementary with the surrounding buildings, environment & conservation area- as it would already be an obvious barrier/divider; minimising the impact of this should be well considered. <p>In a letter of 1.12.2009 from Camden planning services(ref 2009/2087/P) regarding a previous application for more or less the same, it states:</p> <p>“ A 1.8 metre high screen details of which shall have been submitted to and approved by the council shall be erected on the southern boundary prior to commencement of use of the roof terrace and shall be permanently retained and maintained thereafter”.</p> <p>(It would be appreciated if such details could be made accessible, at least for this planning application).</p> <p>I have some obvious concern regarding the potential of increased disturbance from noise, barbecues, parties etc., the terrace is capacious, thus readily lending itself to such use. Being a tenanted property excesses may be more difficult to control. Saying that, I support that respectful neighbours and people have the benefit of an accessible outside area .</p> <ul style="list-style-type: none"> - As far as I can see there is no mention about lighting. Anything excessive like floodlighting at night is of concern. (I note in 4.3 of the design & access statement there are some references to lighting regarding another development). <p>Until most of the above can be ascertained in a more satisfactory light and subject to review, I shall remain opposed to the proposal.</p>