

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5385/P	Nicholas & Fiona French	19/02/2024 20:16:08	COMMNT	<p>The proposals will materially impact on the outlook from the rear and side of our property, including impacting on sun and light that will fall on our property in two ways: first, on the terrace at the rear of our property, where afternoon sunshine will be reduced by the new boundary wall that will form the north east wall of the proposed extension, and the new pitched roof of the extension, both of which are situated between our terrace and the afternoon sun; and second, in our dining area, where the roofline of the proposed extension will materially impact on and limit the amount and quality of sun and light that currently comes in to this room through a south west facing sloping rooflight in our dining area that currently gives unobstructed views from many angles in the kitchen and dining area of the sky and tall trees further up Pilgrim's Lane.</p> <p>Although our preference would be for no extension to be built, it is the second reason - the restriction of sun and light into the dining area through the sloping rooflight - that is our biggest concern and will materially impact on our enjoyment of our property, since the line of sight to the sky will be obscured by the proposed extension roofline from most vantage points in the kitchen and dining area. Instead of sky, we will see tiles except when we are directly underneath the rooflight. If the roofline could be lowered at the back of the proposed extension (in the area closest to the house, corresponding with the area of our rooflight), for example by reducing the pitch of the roof in that area, or introducing a flattened area of roof in that area, our concerns would be significantly lessened as this would preserve more (even though not all) of the sun, light and view that we currently enjoy. This modest change would make a huge difference to us and would make the impact of the overall extension, including on our terrace, easier to live with.</p> <p>The rooflight is an architectural feature that people remark on and love when they visit our house. It is unusual, interesting and was installed at the request of Camden Planning department when we applied for planning permission to build our extension in which it is situated. The reason for the request was to minimise the impact on the residents of the house that is now the subject of this planning permission, by creating a sloping roofline that would have the effect of lowering the new boundary wall that was being erected. It would be absurd, and sad, for this feature now to be materially compromised by the proposals contained in the application. A lowering of the rear roofline would be a solution that we have shared with our neighbours and understand they would be happy to consider in principle. We will send today by email a copy of these representations to Camden Planning Department, together with four sketches showing what we mean.</p> <p>We understand that the Planning Department's current view is that a box shaped extension with a flat roof structure would be preferable to the gabled roof structure contained in the submitted plans. That would have a far bigger impact on the enjoyment of our property than the current plans will have, which themselves explain in the Design Statement how the pitched roof has been proposed so as to be "respectful and neighbourly, demonstrating consideration for their access to sunlight and daylight". A box structure would materially increase the height of the boundary wall of the new extension, which would be significantly more imposing and would further cut sunlight and daylight from our terrace compared to the submitted proposals. It would also mean the sloped rooflight, installed to respect our neighbours, would look directly on to a brick wall, rather than into the sky, rendering it both useless and ugly. We understand that our neighbours do not prefer a box/flat roof structure either, but if one was to be formally proposed, we would be object very strongly as it would spoil the enjoyment of our property in a much more material way than the current plans envisage.</p> <p>In conclusion, we hope that a solution could be found to retain the overall form and design of the current proposals, with a modestly redesigned element to reduce the rear roof pitch so as to enable us to continue to enjoy the sloping skylight feature that is so precious to us.</p>