

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/5081/P	Piers Murray Hill	21/02/2024 22:16:36	OBJ	Overview:

The two overriding reasons we moved to this street were:

- 1) The quiet of this conservation area. There is hardly any road traffic here, no aircraft noise, and no structural/architectural scope for neighbours to create noise that can be heard in the street or our gardens.
- 2) The harmonious and special architectural character blending Georgian, Victorian and 20th-century styles in a sensitive and considered way, with our row of newer, 1970s houses being outwardly of a uniform design.

While we appreciate that the interior of No.13 Jeffrey's Place might now need improvements, several aspects of this planning application are concerning to us both in terms of disturbing the peace of Jeffrey's Place/Prowse Place, and in detracting from the matching architectural features of the 1970s houses in the street.

We feel that the changes itemised below will not only adversely impact the quality of life in our house and in the street but will negatively affect the value of our house and other neighbouring properties.

Front Elevation

Ground Floor: The replacement of the single un-windowed garage door, which all the other 1970s Jeffrey's Place houses have, with three windowed doors & a letter box would be visually out of character with the rest of the street-scene.

Third Floor: We strongly object to the planned creation of a new balcony overlooking the street. It would be out of character with the street scene; it could make people in the street feel they are being observed and directly overlooked from above; and, most importantly, would create increased noise levels both for people in the street below and, when our windows are open, directly into our living room.

The architect's plans purport to show that the balcony would not be visible to someone standing opposite in the street below, but a) it's hard to tell how tall the figure is that has been drawn on the plan to illustrate the sight line, and b) anyone standing on the balcony might well be visible to people in the street below, giving the feeling of being directly overlooked. The potential noise issue remains, however the sight lines are arranged.

Rear Elevation

First Floor: Our strongest objection is to the addition of the proposed balcony, balustrade and glazed doors. These would all directly overlook and infringe the privacy of our small garden. Anyone standing on this new balcony would be just a few feet above the heads of anyone in our garden, directly overlooking them and able clearly to hear their every word, turning a private space into a potentially intimidating place to be. None of the rear elevations of the 1970s houses clearly visible from Prowse Place have such a balcony, and we have found the existing back-bedroom windows to be perfectly adequate for light, view and ventilation. And please note that as we very much value our own garden's privacy and the character of the street's rear elevations, we do not want the existing windows of next door's Bedroom 2 to be moved or increased in size.

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Third Floor: We object to the installation of the two new roof lights, a) because they will add to light spill, and b) because when open they risk increasing noise levels into the garden.

Interiors

General: Before planning permission is granted, we would like to be reassured that no work will cut into our party wall.

Ground Floor: We are concerned to see the plans for the Air Source Heat Pump (ASHP). We are worried about the noise and vibrations that will be transmitted to our property. On the plans submitted to the Camden Council website the ASHP does not appear to be the regulation 1 metre from the property boundary, nor is it possible from the plans to see if the ASHP is larger than the maximum permitted 0.6m³. Finally, we need evidence that the noise level from the proposed ASHP will not exceed the regulation 42 dB from a meter distance away. If the installation of an ASHP is permitted, to reduce noise we would prefer the ASHP positioned away from neighbouring buildings as far as practicable, therefore centred on the width of the property's rear elevation.
