

8<sup>th</sup> March 2024

Blythe Smith  
Camden Planning Solutions Team via email

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

Dear Blythe Smith,

**Re: Application 2022/4037/P – 6 Jeffrey's Place NW1 Objection to removal of condition of planning approval**

I wish to **OBJECT** to this application.

I am one of the current owners of 6 Ivor Street which is the property directly behind 6 Jeffreys Place. In the 4.5 years that we have owned this property, the planting that the applicant describes has never provided any privacy to speak of despite his claims that it is 'continually growing thicker and higher'. The applicant states 'The foliage will be maintained and will eventually completely cover the trellis'. This is not the case. It continues to die off and shed directly into our courtyard below. The photos that he has included only look relatively healthy because they were taken just after he had purchased some new plants around the time he made the application. In the 18 months since, they have died back considerably and the minimal cover they provided before is now substantially reduced. (See photos below.) A planning condition should not rely on an applicant, who I believe to be unreliable, saying they will maintain plants.

2020:



2022:  
March:



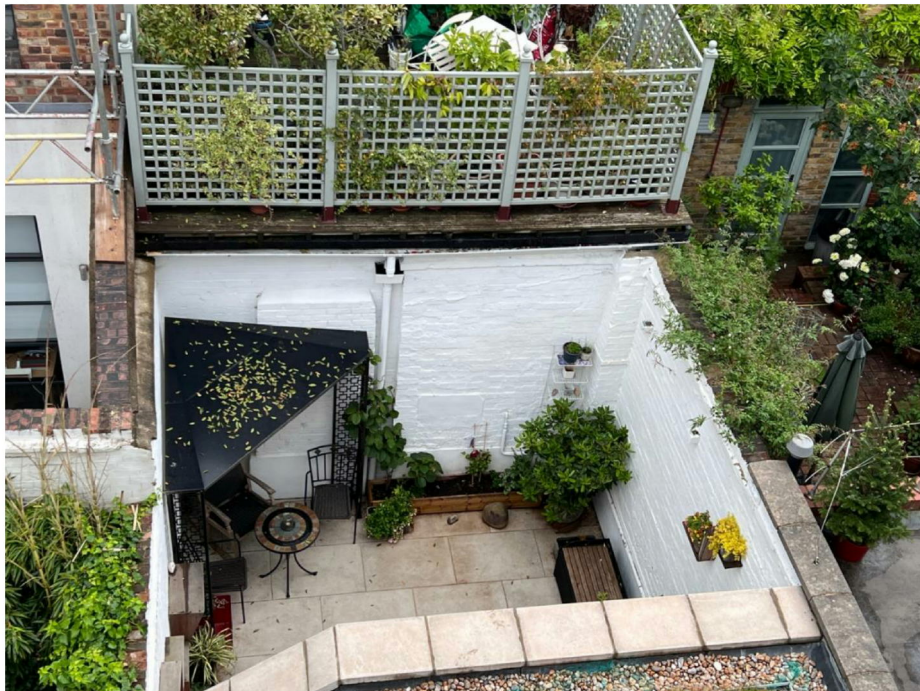
July:



Late August:



2023:





2024:



The applicant claims that 'no one has ever complained about not having a screen in place'. Contrary to this claim, my neighbour at 5 Ivor Street told me that the previous owner of No. 6 complained to the applicant but the complaint was ignored. He will be making a separate objection to confirm this.

On a side note, the photograph that the applicant surreptitiously took of me and has included in his application has no bearing on this matter. However, since the applicant has included it in his claim, I feel it is important to clarify the issue. As you can see in the photo, I am on the phone and looking directly down as I was discussing an issue we were having with our sedum roof below with the contractor who had installed it.

The applicant claims that his planting is a viable alternative to the screen that was a condition of the original planning. This is not the case. As you can see from the picture below, there is a direct line of sight from the applicant's seating area which means he can see directly into both our kitchen below and our back garden.



As a result, we are often unable to enjoy our own back garden due to lack of privacy. Also, there is nothing to block the debris that falls from the planting and the rotting vegetation which collects under his terrace decking into ours and neighbouring gardens. Again, this means we are often unable to enjoy our garden as we are unable to sit outside with debris falling on us.

Point 8 in the decision states that "As far as noise from the sitting out area is concerned, it seems to me that since this is an area of mixed uses normal domestic noise will not be unacceptable'. However, the applicant plays music loudly from his terrace in the summer which is only 3 metres from the back of our kitchen and can be heard all

through the house as there is nothing to block the sound travelling. It was particularly bad last summer when he played it extra loud so that he could hear it when he was up on his roof doing repairs.

Finally, the applicant gives the following reasons for not wanting to install a screen:

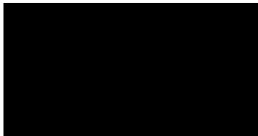
1. A solid perspex/plastic screen would shake, rattle and damage the existing trellis in windy conditions, as it does not allow wind to pass through. This would also be noisy.
2. A solid screen attached to the trellis would crush existing intertwined foliage.
3. A solid perspex/plastic screen would be an eye sore to other neighbours, in what is a conservation area.

Regarding these points:

- 1- If the screen is properly installed with uprights etc it should not damage the trellis or be noisy.
- 2- There is barely any foliage left and what remains would not need to be intertwined.
- 3- A screen would not necessarily be an eyesore to other neighbours and since it is at the rear of the property would not impact the conservation area.

Please refuse this application and request the applicant to install the required obscured glazed screen at 1.7m height as per the original condition of the planning consent.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

Melanie Hill