

Development Management
Camden Planning
Camden Town Hall
Judd Street, WC1H 9JE

24 April 2024

Dear Sir/Madam

PLANNING APPLICATION REFERENCE 2024/0439/P - NEW

Building of 3metre high rear extension and felling of magnolia tree at 19 Steele's Road,
London NW3 4SH.

to object to the application for a rear extension at no.19 for the reasons outlined below.

ENCROACHMENT ON OUR LAND

The proposal makes mention of adjusting the boundary brick walls on either side of the rear garden at no.19 in order to accommodate the rear extension but it does not address the fact that this will lead to encroachment on the land owned by nos. 18 and 20 Steele's Road according to the plans. This is clearly not acceptable and our permission has not been sought or given. In addition, the building of any new boundary wall is likely to disturb the plants and shrubs etc. growing by the walls in neighbours' gardens.

OVER-DEVELOPMENT IN CONSERVATION AREA AND LOSS OF OUTLOOK

I understand that the London Plan protects against detrimental impact on neighbouring amenity i.e. "an element of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors". Local authorities are obliged to protect the living standards of local residents and I believe this applies to all types of planning applications including a single-storey rear extension.

As a resident of 18 Steele's Road with no access to a garden, I really value my view of the gardens at the rear of the neighbouring houses which give a general appearance of greenery with no excessively high walls or large areas of paving. The proposals in this application will have a serious impact on my and other neighbours' well-being and enjoyment of this area. Regretfully the old magnolia tree which has provided much enjoyment over the years has already been condemned in order to accommodate the extension. (See picture below with magnolia tree on left.) The proposed modern extension and additional terracing will lead to even less greenery in a conservation area where green spaces should be protected from over-development. The changes will also have a negative influence on the birdlife and ecology of the area which, again, should be protected by Camden Council.



LOSS OF LIGHT, OUTLOOK AND PRIVACY

The basement rooms in all these Victorian houses are quite dark and rely heavily on access to as much direct daylight as possible. The existing low level boundary walls in the gardens help to ensure maximum amounts of light are allowed in.

The suggestion in the application that the 3metre high and 3metre long rear extension plus the revised height of the boundary walls will have no repercussions for neighbours is clearly incorrect. It will seriously affect the amount of natural light coming into the basement properties at nos. 18 and 20 Steele's Road particularly in view of its proximity to neighbours' windows and its height. In addition, the proposal to add trellising with greenery on top of the boundary wall (while attractive) will further restrict light coming into the neighbours' rooms. The consequential negative influence on neighbours' properties and their outlook should not be underestimated.

I am particularly concerned to learn of the detrimental impact on the light and outlook for the sole resident of the ground floor flat at no. 20 particularly as it will create a claustrophobic, tunnel effect in her garden. This will clearly have an effect on her well-being as it severely restricts the daylight coming into her basement room. This is also the case for the owner of the basement/ground floor maisonette at no. 18, and,

, I fully endorse her objections given in her response of 17 April.

The proposal to include a green roof on the rear extension may be commendable, but how will it be tended? Will it lead to less privacy for neighbours if the owners need to spend time on the roof extension and can view the gardens each side from above?

I hope you will give serious consideration to the points raised.

Yours faithfully

Wendy Barber