

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1382/P	KATY HESSEL	30/05/2024 09:01:02	OBJ	PLANNING APPLICATION 13 CHALCOT GARDENS ref 2024/1382/P dated 9 April 2024

Representations by Katy Hessel, Flat 2, 14 Chalcot Gardens

I am the owner and resident of Flat 2, 14 Chalcot Gardens (the upper ground floor flat), the next door property to where the a planning application ref 2024/1382/P dated 9 April 2024 has been made.

I strongly object to the proposals put forward by the (I understand to be prospective) owners of this property to construct a lower ground floor extension and upper ground floor roof terrace.

I had understood that the property falls within the 'Eton' conservation area, as designated by the London Borough of Camden. Clearly the proposed works will have a major effect in changing the character and appearance of the rear of number 13 Chalcot Gardens. This will not only affect the outlook for the residents of 14 Chalcot Gardens, but for those residents of Steeles Road who back onto the property. Whilst I appreciate other extensions have been undertaken in the past, these appear historic and to have been undertaken at a time when conserving the heritage of the locality was considered of less importance.

My Points are as follows:

1. An application to extend four metres outwards is excessive – I note the Eton conservation guidelines and Camden guidelines regarding extensions:
 "Where extensions and alterations are permitted (including rear extensions), the quality of design will be important. Normally this will mean paying careful attention to the scale of extensions, so that they remain sub-ordinate to the main building, and the use of materials. (REAR EXTENSIONS/CONSERVATORIES ET22)
 Extensions should:

- Be carefully scaled in terms of its height, width and depth;
- Allow for the retention of a reasonably sized garden;
- Consider the installation of green roofs
- Respect and duly consider the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/ spillage, and privacy;"

The proposals do not seem to fulfil these criteria

2. The proposed roof terrace at number 13 Charlotte Gardens, which is to be constructed above the proposed lower ground floor extension provides a major intrusion into my privacy as occupier of the upper ground floor of number 14 Chalcot Gardens. No other property along the terrace appears to have such an open terrace area at this level. There is no precedent for such a roof terrace in this line of houses.

Again, this seems to be out of line with the Eton conservation guidelines and Camden guidelines regarding extensions:

"Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings." (REAR EXTENSIONS/CONSERVATORIES ET23)

"Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the

Application No: Consultees Name: Received:

Comment: Response:

Conservation Area is prejudiced.

“Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height but its effect on neighbouring properties and Conservation Area will be the basis of its suitability”. (REAR EXTENSIONS/CONSERVATORIES ET22)

The proposals do not seem to fulfil these criteria

3. This structure is not only highly intrusive to my flat on the upper ground floor of number 14, but also to all of the occupants of number 14 Chalcot Gardens by virtue of loss of privacy of being overlooked in the rear garden of number 14 by the proposed terrace. Anyone sitting on this terrace would be able to look directly into my bay window. It would mean that I had no privacy with the next door occupants being able to directly look into my bay window. It would overlook the garden and the neighbouring adjoining gardens, in Chalcot Gardens and opposite in Steele’s Road. It would spoil a very beautiful natural view for us all.

Again, this seems to be out of line with the Eton conservation guidelines and Camden guidelines regarding extensions:

“In many locations there are views along rear elevations from adjoining streets. Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings”.(REAR EXTENSIONS/CONSERVATORIES ET 25)

“The formation of roof gardens/terraces can be an opportunity for external open space. Care should be taken in the location of gardens so that they do not have a detrimental impact on the street scene, surrounding buildings or the architectural quality of the building. Railings should be constructed from materials appropriate to the building and should not be prominent from the street. Consideration will be given to overlooking and the impact on long views in particular..” ROOF GARDENS/TERRACES ET30

The proposals do not seem to fulfil these criteria

4. The construction of any roof terrace screen would also cast a shadow on the light that is presently enjoyed in my sitting room.

Again, this seems to be out of line with the Eton conservation guidelines and Camden guidelines regarding extensions:

“Rear Extensions should:

- Consider the installation of green roofs
- Respect and duly consider the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/ spillage, and privacy;
- Ensure the extension complies with the 45 degree test and 25 degree test as set out in the Amenity CPG – or demonstrate BRE compliance via a daylight test;
- Consider if the extension projection would not cause sense of enclosure to the adjacent occupiers;
- Ensure the extension does not cause undue overlooking to neighbouring properties and cause a loss of privacy.
- Not cause light pollution or excessive light spillage that would affect:
 - ¿ neighbouring occupiers, including to those above where a property is divided into flats;
 - ¿ Wildlife on neighbouring sites, particularly near sites

Application No: Consultees Name: Received:

Comment: Response:

identified for their nature conservation importance

Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;

- Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area;

The proposals do not seem to fulfil these criteria

5. Whilst there is a very small balcony and staircase there at the moment, this is only for enabling the upper ground floor flat occupant to access the garden. Once the two flats are combined, this staircase will not be necessary as the occupant of the combined flat will be able to access the garden from the lower ground floor level. The occupants will have no need to increase their outside space as they have access to a good sized garden.

This small balcony and staircase is an original feature, and the planning guidelines clearly state that original features this should be respected.

“Rear extensions should:

- Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
- Be built from materials that are sympathetic to the existing building wherever possible;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;

The proposals do not seem to fulfil these criteria.

I therefore strongly object to these proposals and propose that the lower ground floor extension and the upper ground floor terrace should be refused planning consent as part of any works to this building.

Were the proposed extension works to the lower ground floor not to be permitted, but the owners of number 13 Charcot Gardens persisted in their proposal to construct an upper ground floor terrace, then I would remain opposed to such a proposal in the strongest terms as this would have a similar intrusion on my privacy.

My view is that the council should be looking to restrict such changes within this important conservation area as clearly the proposed works will have a major effect on what is a well preserved and very attractive rear elevation and garden of number 13 changing the long cherished character of this location by these ill considered proposals.

I therefore ask that you refuse this planning permission