

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2210/P	James McIlroy	01/07/2024 15:54:50	OBJ	<p>Dear Camden Council Planning Officer,</p> <p>Concerns about Planning Application 2024/2210/P 11A Lyndhurst Road</p> <p>I and my wife live at the immediately neighbouring property at 11B Lyndhurst Road. Our concern is the proposed replacement of the existing Juliet balconies at 11A by a single large balustrade and creation of an elevated socialising/amenity area.</p> <p>We would like to object to this going ahead.</p> <p>We have lived at 11B for 49 years and see this as the most serious threat in that time to our privacy and enjoyment of our property.</p> <p>I set down below in straightforward language a bullet point summary of our concerns. This is followed by further explanatory text. The Planning Application contains so many misleading statements and assertions that I felt obliged to expose these.</p> <p>Re proposed large balustrade and elevated socialising/amenity area.</p> <hr/> <ol style="list-style-type: none"> 1. Loss of privacy due to proximity of new balcony area (less than 10 yards at closest point. Photo sent by separate Email) 2. Loss of privacy due to overlooking of our three first floor windows. There will be direct sight lines into our house. (2 bedrooms and a bathroom) from the elevated socialising/amenity area. 3. Loss of privacy due to noise and disturbance (e.g. conversation, music) coming from the balcony area. 4. Visual impact. The proposed large balustrade is disproportionate to the property and will change the overall appearance of the period property and be visually unattractive. <p>I now draw attention to incorrect statements and assertions made by the agent/architect.</p> <p>PLANNING AND HERITAGE STATEMENT</p> <ol style="list-style-type: none"> 1. They say the development will only be visible from in front of the property or within its grounds. (Planning and Heritage Statement 3.1) <p>NOT TRUE. Proposed balcony highly visible from our property. Also note there is no tree screening for us.</p> <ol style="list-style-type: none"> 2. They say the proposed scheme will not result in increased overlooking or loss of privacy for the occupiers of 11A or the surrounding dwellings (3.3) <p>NOT TRUE. Will increase overlooking; also proposed balcony area will be raised by 12 inches or so and almost be on a level with the 3 first floor windows of 11B. Hence there will be direct sight lines into our private</p>

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house. SEE PHOTOGRAPH PROVIDED BY SEPARATE EMAIL. There is potential noise nuisance as there is less than 10 yards at the closest points between the proposed 11A balcony area and 11B. The proposed balcony area is large enough for a table and chairs as well as planters so will allow more intense occupation of the space and could generate harmful noise by this occupant or future occupants of the property.

3. They say the modest size of the balcony area will ensure that the intensity of use will be minimal and will not generate harmful noise disturbances to neighbours when in use.

NOT TRUE As explained above

4. The proposed balcony area has considered space for planters and Enhancements.

We say Enhancements could mean anything. How about barbecues?

DESIGN AND ACCESS STATEMENT

2.1

1. They say they have extended the balcony arrangement so that it is usable amenity space for the occupiers as the property has no rear garden and limited external space most of which is taken up by car parking.

My comment. They would have been aware of this when buying the property. Previous occupants have parked their cars on the street on payment of a small annual fee to the Council and installed any plant pots in the resultant ground level court yard/amenity space

2. They say due to tree screening and the orientation of the surrounding units this arrangement will not increase overlooking potential or result in loss of privacy.

My comment. This is blatantly not true. Also note that there is no tree screening between 11A and 11 B.

FINAL POINTS

1. I enclose by separate Email a photograph showing the proximity of the balcony area to us (taken from one of our windows).

2. Re the existing Juliet windows shown in the photo, these are not really balconies but only safety bars for when the French windows are opened. No access is afforded to the flat roof and so no disturbance. The proposed socialising/amenity area is shown raised about 12 inches on the proposed elevation drawing so as to provide a step out exit with no change in level.

CONCLUSION

We respectfully ask Camden Council to support our objection.

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Yours sincerely,

James McIlroy

