

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2243/P	Nikolaos Tsimpidaros	14/07/2024 17:50:36	OBJ	Camden Council Planning Department Camden Town Hall Judd Street London WC1H 9JE

Date:14/07/2024

Subject: Objection to Planning Application for Extension at Flat 5, 1 Lyndhurst Gardens

Dear Sir/Madam,

I am writing to formally object to the planning application for the proposed extension at Flat 5, 1 Lyndhurst Gardens.

As the owner of Flat 2, I am deeply concerned about the significant negative impact this extension will have on both my property and Flat 7. Specifically, the extension will severely obstruct the natural light and views that are integral to the enjoyment and value of our homes. The proposed development will lead to a reduction in daylight and overshadow the affected flats, adversely affecting the living conditions of the current residents.

Moreover, the alteration to the building's structure may be affected and may disrupt the aesthetic coherence and character of the existing architecture, which is of considerable importance in maintaining the overall appeal of our residential area.

I urge Camden Council to consider the detrimental effects this extension will have on the surrounding properties and to reject the application to protect the rights and quality of life of the current residents.

Thank you for your attention to this matter.

Yours faithfully,

Nick Tsimpidaros
Owner,
Flat 2, 1 Lyndhurst Gardens

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2024/2243/P	Jonathan Zangwill	14/07/2024 23:26:53	OBJ	<p>The "Design and access statement" for this proposal mentions some small impact on flat 2, which has a small patio which is completely unused. However, it makes no mention whatsoever of the very large and completely unacceptable impact on flat 7 ("The Cottage").</p> <p>Overlooking, privacy and outlook: Reference: Camden Planning Guidance Amenity January 2021 Section 2.</p> <p>1. Overlooking and privacy. This development does not "protect the privacy of occupiers of existing dwellings."</p> <p>Please note that in document "Proposed ground first floor and roof plans.PDF" the ground plan of flat 7 has been omitted from the diagram. However, it can be seen in "Proposed sections and elevations.PDF" and in "Photograph 1LG.9.pdf.PDF", "Photograph 1LG.12.pdf.PDF" and Photograph 1LG.14.pdf.PDF.</p> <p>The proposed development creates a habitable space with glass walls directly overlooking the master bedroom French windows of flat 7. The distance away is 4 meters, hugely short of the 18 metre guideline.</p> <p>In addition, the conservatory would directly overlook the private rear patio area of flat 7, with a horizontal distance of 0 (zero) meters.</p> <p>As stated in the application, the current flat 5 terrace is practically unused. As such, it does not currently result in significant invasion of privacy for the occupants of flat 7. The proposed development raises and encloses that space and allows direct overview of both the exterior rear patio and the master bedroom of flat 7. This creates a completely intrusive and unacceptable loss of privacy.</p> <p>2. Outlook: Reference Section 2.13 "Developments should ensure that the proximity, size or cumulative effect of any structures avoids having an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers."</p> <p>This proposal adds an additional height of 1 metre plus 1 story onto the terrace that is immediately above flat 7's patio. This will have an extremely overbearing and dominating effect, over and above the issues of privacy (above) and daylight (below)</p> <p>Daylight and Sunlight: Reference: Camden Planning Guidance Amenity January 2021 Section 3.</p> <p>1. Daylight: The development will result in significant loss of daylight for the rear patio and garden areas of flat 7. As can be seen in "Photograph 1LG.8.pdf.PDF" the garden is already hemmed in by trees from neighbouring properties. "Photograph 1LG.10.pdf.PDF" shows the view looking up from the patio of flat 7. Adding an extra 1 metre high wall plus a 1 story high conservatory will halve the amount of sky that is visible, resulting in a corresponding decrease in the amount of daylight.</p> <p>2. Sunlight: The application states "The northwest orientation of the roof terrace also restricts its use during the winter months. Flat 5 and its terrace only receive direct sunlight during 'high summer'". Exactly the same is</p>

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				<p>true for the master bedroom French windows and the patio of flat 7. However, the only route for this direct sunlight is through the precise space that this development proposes to occupy. The raised balcony and conservatory would reduce the amount of direct sunlight that flat 7 receives from infrequent, but much appreciated, to absolutely zero.</p> <p>Overall, this development would severely impact the quality of life for the occupants of flat 7, and by its overbearing effect, reduction in visible sky and invasion of privacy, would significantly reduce the value of the property.</p>
