

**From:**

**Sent:** Sunday, June 16, 2024 8:39 PM

**To:** Planning

**Subject:** Re: Subject: Concerns Regarding Planning Application Number 2024/0698/P for The Cottage, 10 Lyndhurst Road

**Importance:** High

Dear Camden Council Planning Officer,

I am writing to express some concerns regarding the planning application Number 2024/0698/P for The Cottage, 10 Lyndhurst Road, London NW3 5PX.

I would appreciate your consideration of these points:

1-"Daylight " - The new proposed height of the building 19.70 FFL is significantly higher than the current structure 18.05FFL. I have concern regarding the potential impact and blocking of the natural light to :

- Our kitchen and living room : Considering the new proposed rear extension length which is longer than the existing one and the height as indicated in 117 and 120 in the drawings will directly block the natural light to our kitchen and living room.
- Our side window on 1st floor adjacent to the cottage.(party wall) The new proposed height , will completely block the natural light to our side window, utility room which is next to our kitchen.
- Windows of our communal area: The proposed height , will directly affect the natural light to our side communal windows on both ground and first floor communal side windows. The new proposed tall window marked as 113 also have a direct overview into our property which is a **breach of privacy**.

2- "Insufficient details on the drawings adjacent wall to our flat and **fire safety issue**" - Unfortunately none of the proposed drawings illustrate how the new roof and its wall are going to be attached to our common side wall (party wall), where our side utility window is currently located. All of the proposed drawings shows the front , back and only one side (towards No 9) of the new structure but not the other side between the new structure and our first floor flat wall (party wall) . Considering the new height, it looks like the new construction is going to completely block the side window of our utility room as it is much higher.

It also has to be mentioned the side window of our utility room was designed and identified by fire safety officer during various visits to provide **a fire emergency exit** for the first floor. The new structure will completely blocks that. Camden as the landlord has to consider this serious safety issue for their Lease holders.

3- "Rear extension size"- The new building appears to be 1.6 metres taller and to extend much further (not clear from the plans by how much) into the back garden compared to the current structure. This increased size will create a looming presence, which could be considered disproportionate relative to the existing property. Please note that **all** the adjacent buildings either side at the first floor upwards are all in alignment at the rear currently; and the proposed building would permanently alter this relative design harmony/aesthetic.

4. "Rear Roof Parapet" - The proposed extension into the back garden with the rear roof parapet (marked '120' in the diagrams) raises potential concerns, as going out much further will create a larger elevated outdoor space. If in future it were to be used as an elevated deck for socialising or sitting out on, i.e. accessed from the bay windows (numbered 113), it could significantly affect our flat privacy. I seek reassurance that its use would be limited to roof parapet maintenance only, if approved.

I would like to draw your attention to several important guidelines and the like that underscore the significance of maintaining adequate sunlight for neighbouring properties. The BRE Guidelines cited in the application ("Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice") are one such. Additionally, the Right to Light is a well-established principle in the UK, as highlighted in cases such as *Colls v. Home and Colonial Stores Ltd* [1904] and

Regan v. Paul Properties DPF No. 1 Ltd [2006], which recognise the importance of natural light for the enjoyment of a property.

The National Planning Policy Framework (NPPF) also emphasises the need for new developments to create high-quality environments that do not adversely affect the amenities of existing properties, including access to sunlight and daylight.

Finally, I seek reassurance in Camden Council's own document titled 'Camden Planning Guidance - Amenity - January 2021' which reads "...while we support the aims of the BRE methodology for assessing sunlight and daylight we will consider the outcomes of the assessments flexibly where appropriate, taking into account site specific circumstances and context" (section 3.15; p9), and I wonder whether further, independent Light Survey verification may be helpful to a quick resolution of this question. I believe that considering all of these guidelines and precedents is important in ensuring that the proposed development does not impact the enjoyment of our family space.

I respectfully ask the Council to consider these concerns and request modifications to address these issues if deemed necessary.

Thank you for considering my comments.

Yours sincerely,