

Mr. Edward Hodgson
Senior Planning Officer
Camden Council
Planning Development Control
Camden Town Hall
London WC1H 8ND

Dear Mr. Hodgson,

Re: 2024/0012/P 194 Goldhurst Terrace

This letter is in response to the two documents: “*Revised Proposed Floor Plans and North Elevation*”, uploaded by the developer on 18th October 2024, and the “*Neighbour Response Letter 28.10.2024 Issue*” submitted on behalf of the developer by Ms Olivia Frost of Savills.

Regarding the former document, we were amazed to see that the new Northern elevation offers no significant improvement to the previous plan regarding overlooking. Worse, one extra window has been added!

Regarding the Savills’ document, Ms Frost has the unenviable task of defending the indefensible, because as presented the proposed Northern elevation of the development is in total contravention of longstanding Camden policy set out clearly in the 2021 Camden Planning Guidance document on Amenity.

The **existing** 194 building has **seven** windows located in the Northern elevation. None of them represent a significant problem of overlooking. But in the **new** plan, the **twenty** windows contemplated for the Northern elevation are almost all for habitable rooms with a view into our garden and several of our back rooms. As some sort of concession to amenity three of these windows are now labelled as “lower sash with obscure glazing”. But three half obscured windows are not a serious solution when there will still be another **17 unobscured overlooking windows.**

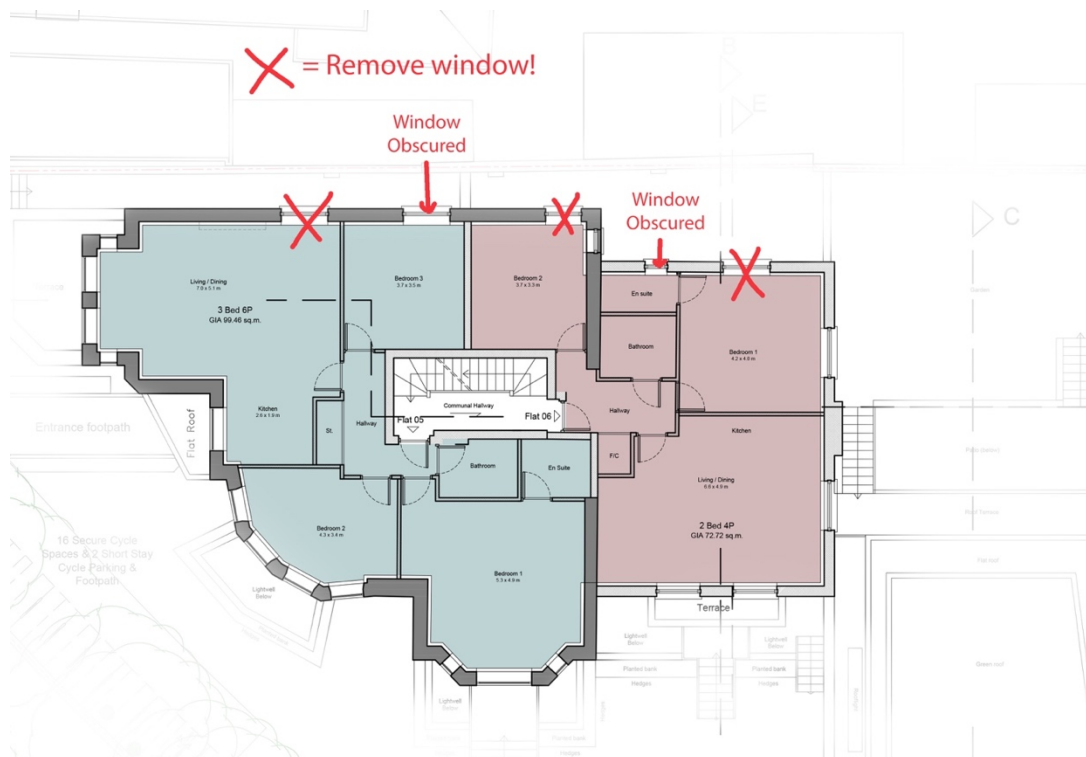
This represents a totally unacceptable invasion of our privacy.

Planning regulations should always be enforced in an equal and fair way for all parties, be they private individuals making improvements to their property or developers, such as is this case, and there is absolutely no reason why this Developer should receive special dispensation to install windows that do not comply with regulations, in rooms that will in any case be illuminated by other Northern or Eastern facing windows.

Bringing this proposal into line with well-established regulations on amenity and overlooking should be straightforward:

- 1) **Where rooms will have Western or Eastern facing windows, there is absolutely NO excuse for them to be permitted to have north facing windows as well.** This means eliminating the north facing windows from the living/dining rooms of flats 2, 5 and 7 and from bedrooms 1 and 2 of flats 4, 6 and 8.
- 2) **Obscured glass should be used for the entire window in ALL the en-suite bathrooms.**
- 3) **We understand that bedroom number 3 in flats 2, 5 and 7 needs a window, but this must be completely obscured glass.**
- 4) **The obscured glazing should be of a form that minimises light spillage from the building.**
- 5) ALL the windows on the Northern elevation should be permanently **fixed shut**, which is a standard requirement for planning approval with overlooking windows, intended both to avoid invasion of privacy, and also to reduce the risk of noise pollution. **Note that noise pollution is one of the chief concerns of the regulations designed to promote Amenity, as well as a crucial concern of our own family.** This neighbourhood is pleasant partly because it is very quiet. An increase in noise pollution would seriously impact the quality of life of ourselves and the neighbourhood, and should be avoided at all costs.
- 6) Likewise, **the requirements for obscured glass and secured windows are permanent requirements, and they must be maintained as such. This must be supervised by the council, ongoing.**

Floor plan showing the location of the windows that should be removed on each floor:



As far as the ground floor level windows are concerned, Ms Frost states that the developer proposes to install a “0.6m trellis on top of the existing boundary wall to mitigate potential overlooking from ground floor windows.” We appreciate the sentiment but consider this an unsatisfactory solution. First, 60 cm is very low and according to submitted plans, the new ground floor windows will be located at a slightly higher level than the existing windows, potentially allowing an unimpeded view into our property even with the trellis. Secondly, trellises are a semi solid structure usually made from flimsy materials. This makes a trellis a less-than-ideal long-term solution to a permanent problem of overlooking windows. Third, a trellis would be completely out of character with the site. Fourth, there is NO mention that we can see, of trellises in the submitted plans. Consequently, **we have NO security that this structure would be maintained permanently, or even constructed in the first place.**

In conclusion:

We wish to put On Record our continued strong objection to this whole proposal and would like to respectfully request that the Planning Department reject this application until the Developer brings it into line with well-established local government regulations on Amenity, overlooking, and noise pollution.