

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4550/P	Emma	15/11/2024 00:15:20	OBJ	<p>Our objections are based on several material considerations as outlined in Camden Council's Local Plan (2017), Policy 2 (Design and Character) and Planning Guidance on Amenity (2021), which we believe will be adversely affected by the proposal.</p> <p>1. Loss of Privacy and Overlooking Referencing as a breach of Camden Council Local Plan on Protecting Amenity Policy A1, Policy 2 and Planning Guidance on Amenities 'Overlooking, Privacy and Outlook'. The elevated position of the terrace will provide direct sightlines into gardens and habitable rooms of neighbouring residential properties, significantly impacting their privacy and enjoyment of their homes. The loss of privacy for neighbours due to overlooking is made worse by the limited separation between buildings facing the proposed roof terrace as the garden space between Maygrove and Iverson terraces narrows at our end. Google maps indicates 10 metres distance, which falls short of the 18 metre separation recommended in Planning Guidance on Amenity. The roof terrace would be positioned on the flat roof of our living room. Our living room currently has no shared walls and no structure on the roof. Proximity of occupants on the terrace would impact the privacy of occupants of our living room as their personal day to day conduct would be audible.</p> <p>2. Noise through new use of roof as a terrace Referencing as a breach of Camden Council Local Plan on Protecting Amenity Policy A1 and Policy 2. The addition of a roof terrace would lead to increased noise levels from social activities, which would disturb the quiet enjoyment of neighbouring properties and effect the existing amenity. The substantial size of the terrace could accommodate larger groups for social activities, further heightening noise. Finally, the property is more prone to social activities as it is currently used as a short-let (Air BnB). As noted earlier our living room currently has no shared walls and no structure on the roof, and therefore offers quiet amenity. Additionally, the windows to our living room are directly below the proposed terrace. Occupants of the living room would have no protection from increased noise through new use as a terrace.</p> <p>3. Permission: Though the application notes that the shared freeholders of the property were notified of the intention to construct a rear roof terrace, permission to build on the space was refused. The developer has also commenced his build prior to this planning permission, having installed the external door to the planned rear roof terrace. (Evidenced in photos on AirBnB).</p> <p>4. Design and Size: Referencing as a breach of Camden Council Local Plan on Design Policy D1. The design and size of the proposed roof terrace will significantly alter the visual impact of the property. The proposed terrace appears to be dominant and overbearing relative to the existing building, and is not consistent with the character, setting, context and the form and scale of neighbouring buildings.</p> <p>5. Harmful effects on amenity: The developer/builder has completed renovations with low skill and/or lack of diligence resulting in extensive damage to all other apartments in the building. Their actions impacted the amenity of neighbouring apartments to the extent that the occupants of flat two had to vacate the building for safety for five months for December 2022 to April 2023. This raises concerns over the quality and conduct of further development, and the potential for harmful effects on the amenity of occupiers.</p>

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Finally, we note also that submitted plans do not provide details on fundamental design elements raising concerns on the undisclosed impacts relating to artificial lighting, drainage and flooring materials.

In conclusion, given the concerns related to the privacy and overlooking, noise, and impact on the character of the area, we respectfully request that Camden Council reject the planning application for the proposed roof terrace. The development does not align with Camden Council's Local Plan policies and would result in significant adverse effects on the amenity of neighbouring homes.
