

Application No:	Consultees Name:	Received:	Comment:	Response:
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2024/4953/P	Demir Sayiner	03/12/2024 21:39:57	OBJ	
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Dear Sir or Madam,

I am the owner of the building, it's freehold and the leasehold apartments at 61 Jamestown Road, London NW17DB.

The proposed new construction is just a few metres away from my property, and I would like to present the following comments and objections with regards to the application.

Height of building

The building is going to be about twice as high as the houses on the same row on Jamestown Road, and a large building is completely out of character with any of the buildings present in this block that has its northern border on Jamestown Road, Western at Oval Road, and Eastern at Arlingjton Road. It keeps its enormous height all the way along Jamestown Road, and as far as possible to the end of its borders. It has big visual drops down to the adjacent public house at one end, and terraced housing at the other end. This provides very poor visual aesthetics.

Although this area is listed as Townscape character area 1: Jamestown Road, with mixed architectural character, existing architecture is much more in keeping with the adjacent Townscape character area 2: Primrose Hill Conservation area, and the new proposed building provides no resemblance to the traditional architecture of this side of the street.

Although 61, 63 and 65 Jamestown Road were built in the 1980's, they were built to be sympathetic with the existing buildings and in keeping with architecture of Camden Town conservation area. This was done so well that the planners have not even noticed that these are actually much newer buildings. It would be a huge heretic character loss to the street if this principle of architectural character was now to be broken in such a catastrophic way, and decimate the efforts of the previous generation.

The photography of representative viewpoints in Heritage, Townscape and Visual statement Appendix 2, Page 11, 12, 13 and 14 seem to have been angled in such a way to take advantage of the larger trees in full summer bloom at Camden High Street end of Jamestown Road, and hide the view of these houses, and the mismatch that will exist. The trees also hide the full height of the proposed building on Jamestown Road. These trees would not have looked like these on 20 April, the date on which the photos were meant to be taken. If you look at all the other photos taken on this date, they are much more spring like with far fewer leaves, which leads me to think that these photographs may have been digitally altered to in order not to draw attention to this architectural mismatch.

Overshadowing and privacy

This large height continues further into the building and the depth of this building from Jamestown Road is much deeper than the existing housing stock on this side of Jamestown Road. The houses at are tapered at their back elevation and far less deep at higher floors, The mismatch in height with my building is much greater at the back elavations and this will lead to severe overshadowing, loss of light and privacy at this aspect of the neighbouring houses on Jamestown Road.

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The Daylight, Sunlight and Overshadowing report with respect to 61, 63 and 65 Jamestown Road has only considered the loss of light at the gardens of the properties, but not their terraces or rear windows. 61 Jamestown Road has 3 terraces - one on the ground floor, one on the first floor, and another on the third floor. The terraces all have south-easterly aspects that will all lose light from the development. There are also bedrooms in the basement level that receive light from the small garden area at the back of my building, and the proposed new building will severely limit the daylight received in these rooms. The windows proposed at the western facade will also directly overlook my building, its garden and terraces, and the rear bedrooms, with privacy concerns. My building has no windows on the corresponding aspect.

Excavations

The report mentions that asset protection agreements will be agreed with each asset owner, and this should be done with the owners of houses on Jamestown Road. My building is only a few meters away from the proposed excavations.

Noise

There appears to be plans for a plant room at roof level on the western façade of the PBSA block along Jamestown Road. This will be adjacent to my property, and I have concerns with regards to noise pollution my building and its residents will suffer, especially in the summer months when bedroom windows are left open at night and air conditioners will run at full speed. It would be much more appropriate to place this plant at a different position of this large site.

The design of the building has a C shape that faces onto the rear facade of the residential houses on Jamestown road. I have concerns that this design will amplify any noise in the gardens or coming from the windows towards the neighbouring properties causing noise pollution in a residential area.

Given the large numbers of new residents the new building will occupy, this will be especially relevant at the weekends, holidays and evenings.

Kind regards

Demir Sayiner
