

**From: Andrew Llowarch**  
**Sent: 23 December 2024 15:12**  
**To: Planning; Ewan Campbell**  
**Cc: Alex Bushell**  
**Subject: OBJECTION: Application Number2024/5410/P - fao Ewan Campbell**

Dear Ewan,

My family and I live at number 74 Camden Mews, immediately adjacent to the proposed development at 72 Camden Mews.

I have carefully studied the proposals.

As Camden Council's website does not allow for drawings to be added I have objected online, and supported by this email in order to include some drawings and sketches that demonstrate how the development would have a negative impact on various aspects of our amenity, and potentially that of other nearby properties along North Villas.

We were consulted by the applicant and their architect during their development of the proposals, though some significant concerns remain.

The development description includes the 'infil of existing rear conservatory at first floor'.

In reality this would be an extension to the rear, comprising a significant increase in massing and built-form at the eastern corner of the site, immediately adjacent to our home (and some properties along North Villas).

This proposed increase in massing as viewed from our home is represented by attached sketch drawing 241212\_SK02.

There would be a number of significant consequences of this proposed extension and increased massing that would impact negatively on our amenity:

#### **1. Daylight and Sunlight**

The design and access statement submitted with the application considers daylighting within the proposed development, though does not include any consideration of daylight

and sunlight levels of adjoining properties and their amenity spaces. This lack of consideration seems to be contrary to the Camden Council CPG on Amenity, which states:

**'The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels. Where appropriate a daylight and sunlight assessment should be submitted which should follow the guidance in the BRE's *Site layout planning for daylight and sunlight: A guide to good practice*'.**

***Amenity CPG section 3.1 states that "...the council seeks to ensure that development does not cause unacceptable harm to amenity, including in terms of daylight and sunlight".***

***Amenity CPG section 3.9 requires assessment, based on the above-mentioned BRE guidance, of levels of daylight and sunlight entering the windows of neighbouring properties and open spaces.***

Given the proposed extent of new development and the close proximity of neighbouring properties and their outdoor amenity spaces, we believe that it is appropriate and essential for Camden Council to seek an objective daylight and sunlight assessment in order to properly determine on this aspect of the proposals, and to ensure that the proposed development does not cause unacceptable harm to amenity in line with the Council's policy.

74 Camden Mews has limited external amenity space consisting of a small garden of approximately 2.7m depth to the rear and small terrace at the front of approximately 4.5 sq. m.

The BRE guidance uses the equinox date of 21st March for assessment of overshadowing of gardens and open spaces.

On this date, sunlight to the rear garden of 74 Camden Mews arrives just before 12.30pm when the sun emerges from behind the tall terraced properties of North Villas, and disappears around 2.10pm behind the existing rear part of 72 Camden Mews that currently projects approximately 1.3m beyond the rear wall of our home.

In this context, where sunlight is received over a small window of time, a small increase in the massing of nearby or adjacent properties can have a significant reducing effect on the amount of daylight and sunlight to the rear garden at 74 Camden Mews, and a corresponding increase in overshadowing.

## **Rear Garden & Rear Ground Floor Window:**

**As the application does not include a daylight and sunlight assessment, I have carried out my own studies represented by the attached scale drawing 241212\_SK01 that contains a number of shadow & sunlight diagrams demonstrating the additional overshadowing that would be caused by the proposed development on 21st March (according with BRE guidance).**

**These diagrams show that increased overshadowing from the proposed development reduces sunlight to the rear garden by almost 50% on 21st March which we believe to be in excess of the BRE guidance.**

**In addition, our ground floor rear window is within 90 degrees of due south and therefore meets the criteria set by the BRE guidance for an assessment of direct sunlight to windows.**

**The attached scale drawing 241212\_SK01 demonstrates that the increased overshadowing from the proposed development would cause loss of direct sunlight to this window on 21st March with a significant reduction to approximately only 15% of existing levels - this is a very large and significant reduction of sunlight.**

**The attached scale drawings demonstrate that the increased massing of the proposed first floor rear extension to 72 Camden Mews would cause increased and significant overshadowing and loss of sunlight to the garden and window (and by extension to the living spaces inside Camden Mews). This would cause unacceptable harm to amenity in excess of the BRE guidance, and on this basis the proposals should be refused.**

**I would ask that Camden Council seek an objective daylight and sunlight assessment, in order to properly determine on this aspect of the proposals, in accordance with their policies that are designed to protect the amenity of neighbouring properties.**

## **2. Outlook**

**The increased massing associated with the proposed rear extension would have a negative impact on outlook by significantly increasing the degree of enclosure of this space and blocking off a significant part of the sky, resulting in an overbearing and dominating effect that would be detrimental to the enjoyment of our property. See attached drawing 241212\_SK02. We believe this to be in contravention of the 2021 Camden Planning Guidance SPD on Amenity, sections 2, 2.13 & 2.14.**

## **Noise**

**In addition to the above, I have concerns about the potential for noise disturbance from the operation of the proposed Air Source Heat Pump (ASHP) plant at high level.**

**Camden Council's Local Area Requirements for planning applications stipulates that an Acoustic Report is required where plant, ventilation, air extraction or conditioning equipment and flues are proposed. I would ask that Camden Council seek such a report to objectively and properly determine on this aspect of the proposals, all in accordance with section 6 of 2021 Camden Planning Guidance SPD on Amenity.**

## **Summary**

**In summary I believe that the negative impacts on amenity are a result of proposed overdevelopment to the rear of the neighbouring site.**

**I am not against development in principle, though in this case would welcome further design development, supported by appropriate objective assessments or reports, to remove these specific negative impacts, or to ensure they are within acceptable limits such as those set by the BRE guidance and/or other relevant aspects of planning policy.**

**There seems to be potential to amend the scheme to reduce the scale / extent of development to the rear, to remove or reduce these impacts on amenity to acceptable levels.**

**We followed a similar approach in the submission of our application ref. 2014/3258/P, through which we made adjustments to our initial proposals to reduce impacts on amenity and, importantly, provided supporting information by which the impacts could be scrutinised and assessed by the planning officers and others with an interest in the proposals.**

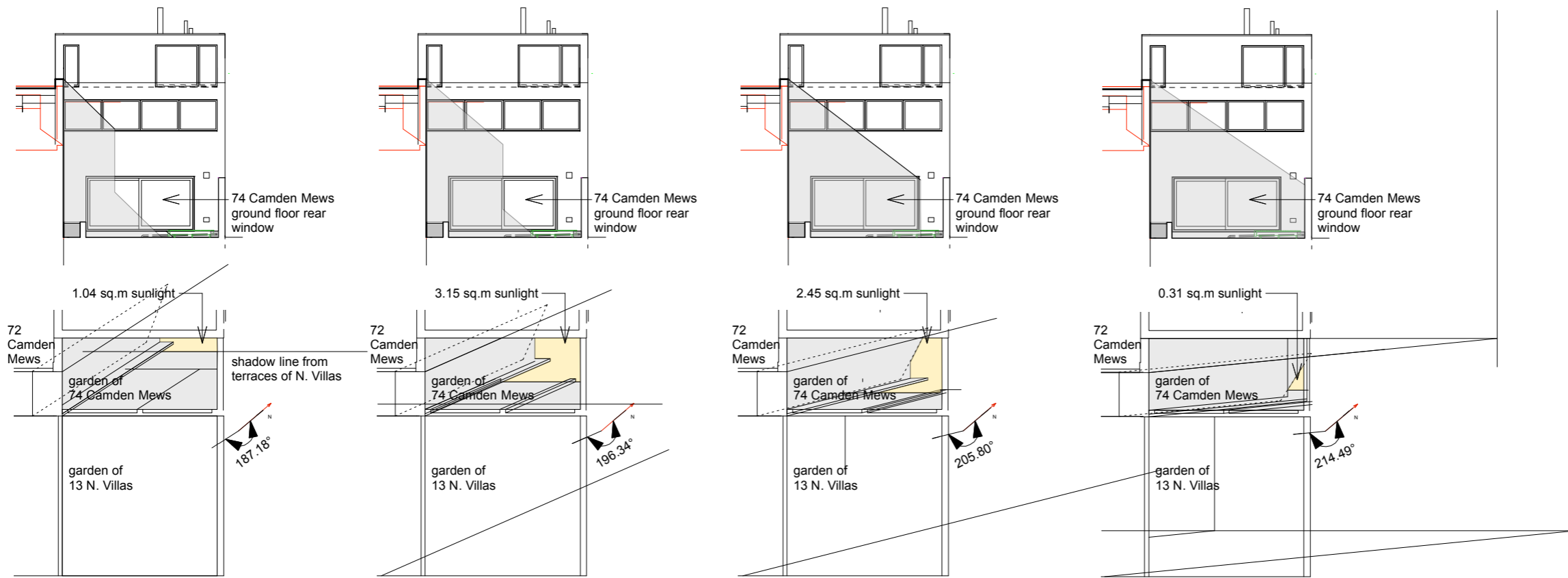
**You and/or any other officers are welcome to visit our home if it will help you to better understand these impacts as outlined above. Please let me know and we can make suitable arrangements.**

**We would be grateful if you could acknowledge receipt of this email, and if you have any questions please feel free to contact me.**

**Kind regards,**

**Andrew Llowarch, Architect**

elevation  
part plan



- KEY**
- EXISTING SHADOW  
REAR GARDEN 74 CAMDEN MEWS
  - SUNLIGHT  
REAR GARDEN 74 CAMDEN MEWS
  - ADDITIONAL SHADOW FROM  
PROPOSED DEVELOPMENT  
OF 72 CAMDEN MEWS
  - ADDITIONAL SHADOW FROM  
PROPOSED FIRST FLOOR  
REAR EXTENSION  
OF 72 CAMDEN MEWS
  - LOSS OF SUNLIGHT TO  
REAR GF WINDOW OF  
74 CAMDEN MEWS FROM  
PROPOSED DEVELOPMENT  
OF 72 CAMDEN MEWS

**EXISTING**

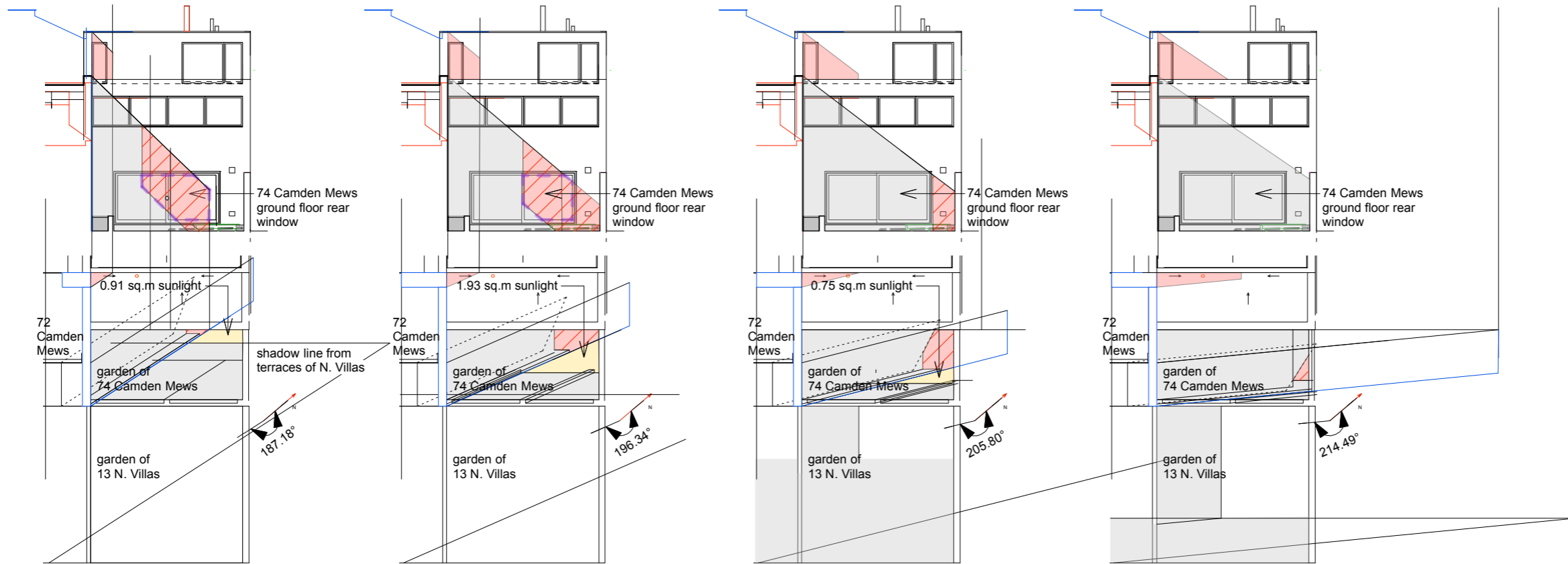
12.30pm 21st MARCH  
sun altitude 38.71 degrees  
azimuth 187.18 degrees from N  
  
shadow length 1.25m per vertical metre

1.00pm 21st MARCH  
sun altitude 37.8 degrees  
azimuth 196.34 degrees from N  
  
shadow length 1.29m per vertical metre

1.30pm 21st MARCH  
sun altitude 36.07 degrees  
azimuth 205.80 degrees from N  
  
shadow length 1.37m per vertical metre

2.00pm 21st MARCH  
sun altitude 33.74 degrees  
azimuth 214.49 degrees from N  
  
shadow length 1.5m per vertical metre

elevation  
part plan



**PROPOSED**

12.30pm 21st MARCH  
sun altitude 38.71 degrees  
azimuth 187.18 degrees from N  
  
shadow length 1.25m per vertical metre

1.00pm 21st MARCH  
sun altitude 37.8 degrees  
azimuth 196.34 degrees from N  
  
shadow length 1.29m per vertical metre

1.30pm 21st MARCH  
sun altitude 36.07 degrees  
azimuth 205.80 degrees from N  
  
shadow length 1.37m per vertical metre

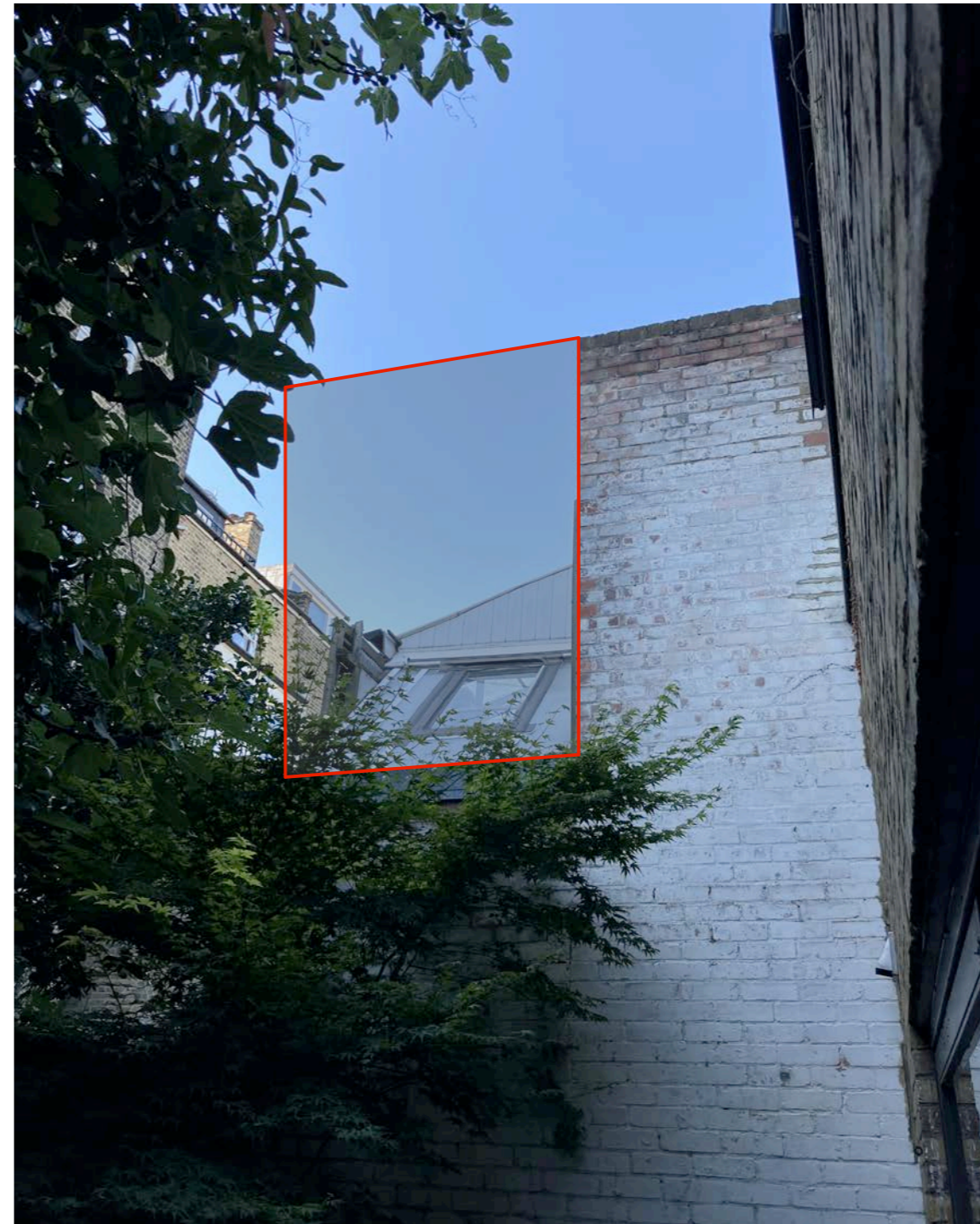
2.00pm 21st MARCH  
sun altitude 33.74 degrees  
azimuth 214.49 degrees from N  
  
shadow length 1.5m per vertical metre

**ASSESSMENT OF DAYLIGHT & SUNLIGHT: 74CM REAR**



EXISTING

VIEW FROM EYE LEVEL  
REAR GARDEN OF 74 CAMDEN MEWS



— REPRESENTS MASSING OF  
PROPOSED REAR ADDITIONS TO 72 CAMDEN MEWS  
TO DEMONSTRATE NEGATIVE IMPACT ON OUTLOOK

REFER TO OTHER DRAWINGS FOR DEMONSTRATION  
OF INCREASED OVERSHADOWING & LOSS OF SUNLIGHT

MASSING & OUTLOOK  
74CM REAR

241212\_SK02