

Rossitsa Koevska
and Adel Oucherif

Camden Council
Development Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

FAO Matthew Kitchener

Re: Single storey rear extension at 15 Montpelier Grove NW5 2XD
LPA Ref: 2024/4982/P

Dear Mr Kitchener,

We write to object to the above referenced planning application on the basis that it would negatively impact our home by reason of loss of daylight, sunlight and outlook. This is our personal statement based on our facts and circumstances, as well as information gathered in the process of analysing the issue. We have separately appointed Owen Hoare from Nimble Planning and Development to submit an objection letter on our behalf.

Context

. We benefit from ground floor windows which serve the most used habitable rooms of the house and would be impacted by the proposed extension. Our kitchen and dining room benefits from one standalone window and large bay windows which are south facing and provide most of the direct sunlight and outlook throughout the day, but directly face the party wall and proposed extension. Our reception is double aspect – an original feature of the house – with a rear window which is the only source of direct sunlight into the reception room in the first half of the day.

It should be noted that the application site forms part of the Kentish Town Conservation Area. One of the characteristic features of the Conservation Area, are the paired part-width two storey outriggers which play an important role in providing adequate light and outlook to the rear and side facing habitable room windows.

Impact on amenity

The proposed extension would extend some 8 metres from the rear elevation of our home at a height of 2.3 metres along the boundary with our neighbour (2.9 metres measured from their ground level) and 3.1 metres to the ridge of the pitched roof as measured from the ground at our property (3.6 metres measured from their ground level).

The party wall currently has a height as measured from our ground where it meets the house of 1.450 metres. The proposed extension would increase that by 61% to 2.335 metres, and the proposed new pitched roof would also increase the apex height by c.0.6 metres over more than 8.0m depth into the gardens.

Having reviewed The Council's guidance set out in the Home Improvements SPD, it states (amongst other things):

- *“Rear extensions should...Respect and preserve the original design and proportions of the building, including its architectural period and style...Be carefully scaled in terms of its height, width and depth...”*
- *Respect and duly consider the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/spillage, and privacy;*
- *Ensure the extension complies with the 45 degree test and 25 degree test as set out in the Amenity CPG – or demonstrate BRE compliance via a daylight test;*
- *Consider if the extension projection would not cause sense of enclosure to the adjacent occupiers;*
- *Ensure the extension does not cause undue overlooking to neighbouring properties and cause a loss of privacy.*
- *Consider opaque lightweight materials such as obscured glass on elevations abutting neighbouring properties, in order to minimise overlooking;*
- *Not cause light pollution or excessive light spillage that would affect: neighbouring occupiers, including to those above where a property is divided into flats;*
- *Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area;*
- *Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist.”*

We consider that the proposal would fail to comply with the above guidance, as it would unacceptably infill the space between the paired outriggers, and due to the excessive depth and height on the boundary and apex, would result in a material and unacceptable loss of daylight and sunlight. It would also be an unneighbourly and overbearing form of development which would result in a material loss of outlook to our rear and side facing habitable room windows.

Furthermore, given the generous targeted internal proportions, it has not been demonstrated that the proposal balances improved living accommodation for the applicant with our residential amenity.

Analysis of neighbouring extensions

Our neighbour has referenced several planning permissions in the local area for householder extensions. We have undertaken our own analysis of these extensions and could confirm that none of them presented comparable (if any) impact on neighbour’s amenity.

It should also be noted that the majority of these permissions pre-date the Council’s most recent guidance set out in the Home Improvements’ and ‘Amenity’ SPDs.

Still, the most recently approved one of those extension, at No. 9, illustrates that a similar extension with lower height would be capable of delivering improved living accommodation

whilst balancing the impact with the neighbour. Whilst this extension is not directly comparable as it adjoins an existing extension and therefore would not have had as significant an impact on neighbour's habitable space in terms of light and/or outlook, in this instance the height to eaves is 2.6 metres (rather than 2.9 metres) and the height to the apex is 3.3 metres (rather than 3.6 metres).

For the reasons set out above, in particular given the proposed height and proximity to the boundary and the presence of our side and rear facing habitable room windows, we do not consider the proposal would protect our amenity in accordance with Policy A1 of the Local Plan.

Inadequate assessment of daylight and sunlight

The applicant has submitted an Impact Assessment dated November 2024 (Prepared by Sunlight Assessments UK). The report fails to include the Daylight Distribution test as recommended by Para 3.11 of the Council's Amenity SPD. We therefore respectfully request that the Council does not determine the application until this assessment has been undertaken. The Council's Local Area Requirements for Planning Applications (2020) states that this report needs to be prepared in line with the methods described in the Building Research Establishment's (BRE) "Site layout planning for daylight and sunlight: A guide to good practice" 2011 which is currently not the case.

We would also like to offer the opportunity for our neighbour's surveyor to measure the affected rooms as the report is not based on actual survey information.

Proposed amendments

We are not opposed to a replacement extension in this location, and we have discussed with our neighbours what would be a reasonable height given the proposed depth of the extension and the position of our habitable room windows.

Originally, our neighbours proposed an increase in height of up to 0.5 metres of the existing party wall which would have been agreeable. This planning application proposes an increase in height of the existing party wall of up to 0.9 metres, as well as an increase in the apex height to create a pitched roof, which would unacceptably reduce our amenity.

We can confirm our agreement to an extension (of the same depth) which does not exceed 2 metres eaves (party wall) height on the boundary with our home and 2.6 metres apex height (as measured from ground at 14 Montpelier Grove). We consider this to be a reasonable adjustment given the approximate ground level difference of 0.6 metres between the two houses would provide more than adequate internal headroom and be in line with the most recently approved precedent similar rear extension at n.9 Montpelier Grove referenced by the applicants.

Conclusion

The cumulative impact of the proposed height, depth and position on the boundary would result in an unacceptable impact on our amenity. In particular, it would result in a material loss of light and outlook to our rear and side facing habitable room windows. The proposal therefore would fail to comply with Policy A1 of the Local Plan, the associated guidance as set out above and the information submitted in support of the application has not been robustly prepared.

We respectfully request that the Council seeks amended plans to reduce the increased height of the extension to not exceed 2 metres and 2.6 metres for the party wall and ground

to apex respectively (from ground at 14 Montpelier Grove). This would represent a more neighbourly form of development, would be consistent with precedent approvals and would better reflect the Council's guidance on rear extensions and general topography.

Should you wish to view the impact the proposal would have on my home then please do not hesitate to contact me to arrange a site visit.

Yours sincerely,

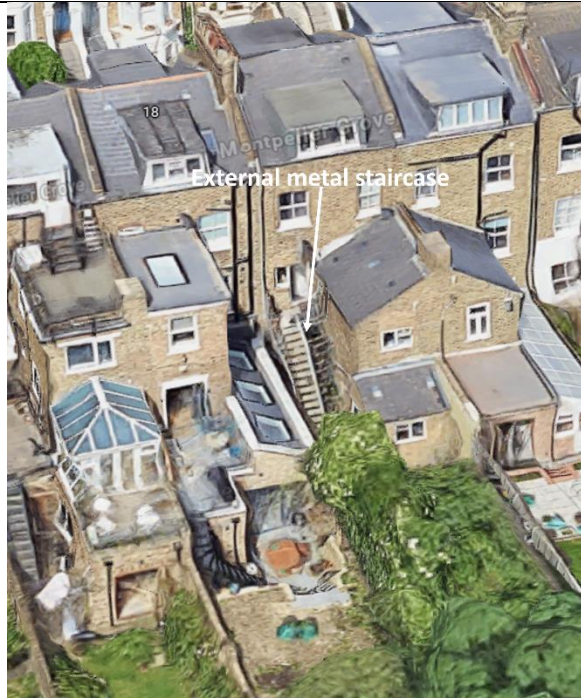
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ANALYSIS OF NEIGHBOURING EXTENSIONS (AS REFERENCED IN APPLICANT'S DESIGN & ACCESS STATEMENT)

Address	LPA Ref	Image
9 Montpelier Grove	2024/3181/P	 An aerial photograph of a residential street. The houses are multi-story brick buildings with grey roofs. A red dashed line is drawn around a specific extension on a house in the lower-left quadrant of the image. The extension appears to be a glass-enclosed structure. Other houses in the background have roof numbers '10A' and '9' visible.

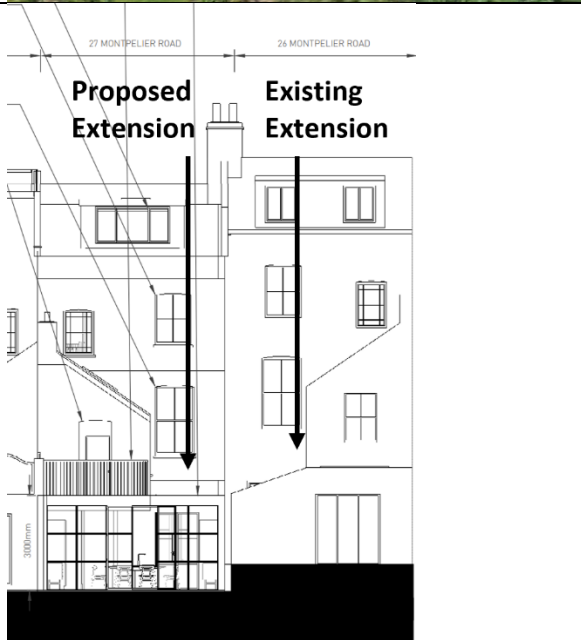
17 Montpelier Grove

[2021/1484/P](#)



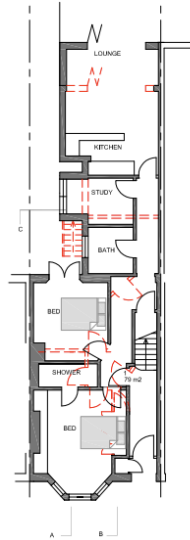
27 Montpelier Grove

[2019/4819/P](#)



25 Montpelier Grove

[2016/3307/P](#)



22 Montpelier Grove

[2016/1082/P](#)

