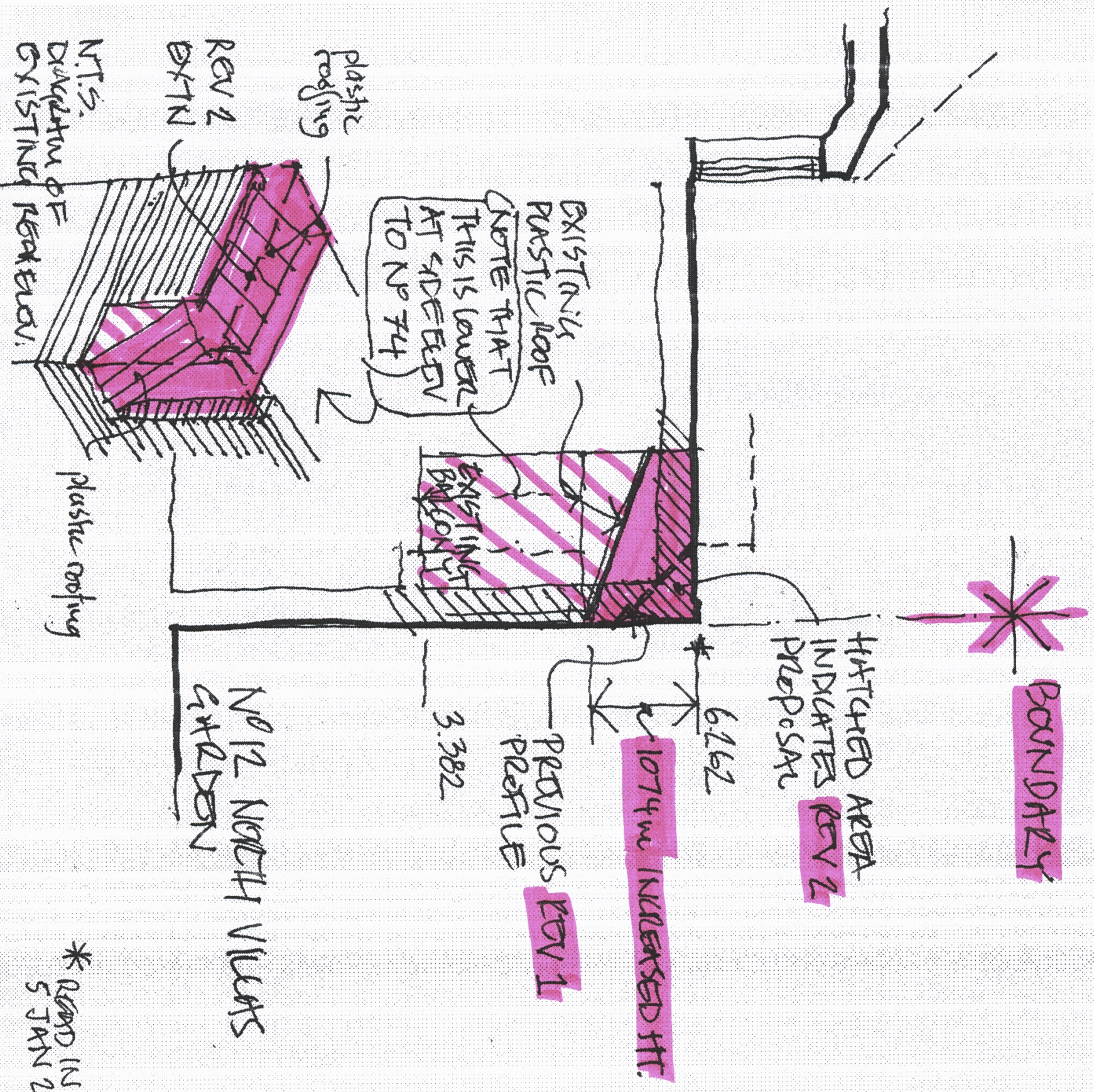


| Application No: | Consultees Name: | Received: | Comment: | Response: |
|-----------------|------------------|---------------------|----------|--|
| 2024/5410/P | Norman King | 05/01/2025 12:56:22 | COMMNT | <p>1- The revision to the application has failed to address previously submitted concerns regarding the impact of the proposed extension/alterations to the rear of the property and there is no update of the diagram included in the Design Access Statement which attempts to compare the existing with the original rev 1 proposal. This should now compare with the latest revision 2.</p> <p>2- Rather than ameliorating the impact, it has been exacerbated by removal of the sloping roof profile which is not shown as amended on their drawings. The previously submitted drawings have been removed from the Camden Application website which has made it difficult to identify all of the amendments in detail. Please compare sections 2 and 3 on drawing CAM-CS-ZZ-DR-A-0501 Rev 1 with the latest revision 2. The proposal was not acceptable in revision 1 and cannot therefore be considered acceptable in Revision 2.</p> <p>3- From reference to datum levels given on the submitted drawings, this shows the proposed increase in height on the rear boundary line with No 12 North Villas, to be 1074mm. This is taken from the existing plastic roof eaves which is itself a questionable previous extension/alteration as described below, (para 4).</p> <p>4- It should be noted that the existing building includes, (at first floor level), what is described as a 'balcony'. At some point this became enclosed with what appears to be a temporary 'plastic' type construction, and may not have been part of a previous Planning Approval or Building Control consent. Materials used suggest this. It should therefore not be seen as a justification for further retention or further vertical extension.</p> <p>5- It should be noted that this property has enjoyed the benefit of having been built originally right up to the rear boundary shared with adjacent properties on North Villas. Had it retained a rear garden, (as is typical for all immediate neighbours along the Mews), it would be reasonable to assume the height of a boundary fence or wall would have been limited to 2.0m. A further increase in height is therefore unacceptable due to its additional shadowing of daylight/sunlight, (and removal of a view of sky), which will impact properties on North Villas and neighbours on Camden Mews. Please note that adjacent properties on North Villas are single level apartments where those at garden and first floor levels will be particularly disadvantaged. At the very least, this is unneighbourly!</p> <p>6- The acoustic performance of the proposed heat pump should be assessed to ensure it does not exceed acceptable limits bearing in mind the proximity this development has to neighbours and the possibility of reflected noise within the corridor formed with North Villas properties.</p> <p>7- This website 'Comment' facility unfortunately does not include the facility to include attachments/drawings. The applicant should be required to provide an accurate comparison to illustrate impact of proposals on the rear of the property. I will endeavour to send a sketch by alternative means.</p> |



* RECD IN CONSULTATION WITH COMMENTS SUBMITTED 5 JAN 2025

REF CAMDEN BC PLANNING APPLICATION 2024/5410/P 72 CAMDEN MTNS



Samsung Triple Camera
Shot with my Galaxy A50