

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5687/P	Paul Filer	16/01/2025 17:03:09	PETITNOBJ E	

Whilst I appreciate that it is statutorily permitted to extend properties upwards, I would like to object to the nature and extent of the extension proposed by this planning application for the following reasons:

1. Form and design

The proposal to replace a pitched roof with a sheer storey is not in keeping with either the original form of the terrace of houses 33-36 nor the application recently approved for house 34. The small roof apron design to accommodate a roof terrace is simply not consistent with a full pitched roof that house 34 has constructed. If approved it would be very unattractive and detract from creating a new harmonious roof line to replace the original harmonious roof line on this row of houses in the Meadowbank estate. If house 35 had the same extension as house 34 it would conform to Camden Council's permission for harmonious upwards extensions on the modern estate in King Henry's Road. It would be unfair for the Council to take a different approach and to allow a mish-mash of roof lines anywhere on the Meadowbank Estate.

2. Overdevelopment

The proposal will create two new above ground usable levels, not one as in the approval for house 34 or anywhere else on the estate. This precedent could lead to others following suit, making an already dense estate seriously overdeveloped.

3. Loss of amenity through overlooking and noise

The level of impact on neighbours from the proposed extension is qualitatively different from the impact of house 34's extension. House 34 has build one level, designed as an interior room space with windows and roof with skylights. House 35's application is effectively for two levels, a room with windows and an open terrace utilising what would have been roof space. It is one thing to be overlooked by one additional level designed as a interior space with windows; it is another thing to be overlooked by two new levels, one of which is an open terrace. This is unreasonable because of the impact of the use of a terrace on the enclosed internal gardens of the estate. This is particularly acute for what the Meadowbank Estate calls "the middle garden" in the interior of the estate. This is the garden overlooked by the front of house 35. No house in the interior of the estate, including houses 33-36, has a terrace which overlooks the middle garden. The application will permit for the first time significant overlooking and noise impact on the middle garden. Of course, there will be similar impact to the rear garden of houses 33-36 from varying the existing roof line to permit a roof terrace.

4. Loss of light

Application No: **Consultees Name:** **Received:** **Comment:** **Response:**

If any form of roof extension is approved, then a full light survey should be done to confirm it is within the permitted limits.

In sum, my objection is not to the principle of an upwards extension but to the form, design and loss of amenity of this application.
