

Dr E. A Hill

Blythe Smith
Camden Council Planning
Email planning@camden.gov.uk.

2nd February 2025

Dear Blythe Smith,

Objection – Planning Application 2024/5623/P

I wish to object to the above planning application. My house is situated in the Inkerman Conservation Area and lies directly opposite, ie the other side of the road, from Raglan House, and the site.

I object to the proposal because of:

(1) The potential for noise nuisance by current or future owners using a roof terrace

The Heritage Statement states (Point 1.3): *“The description of the proposal planning application is as follows: The creation of a vertical garden, applied to the rear elevation of the property to allow for growing space within a very tight garden. Alteration to a 2nd storey flat roof to allow access for a maintenance and growing deck. 1.4 A detailed description of the proposal and its design is supplied in the accompanying design and access statement, prepared by In Situ Architects.”*

This gives the impression that the proposal is about greening, growing and garden. However it is clear from:

Point 4.8 - *“A key challenge with Raglan House is its constrained plot”* and *“As set out in the accompanying design and access statement, the proposed development would look to reference the buildings historic memory of providing spaces for safe and private external amenity at roof level for the applicants child and future children.”*

that the applicants’ concern is about getting increased outdoor space for people on the roof, in circumstances in which they already had an infant when they moved into the property some 2 years ago having rented 26 Anglers Lane. Surely they might have purchased something more suitable for their needs at that stage rather than subjecting neighbours in such a constrained space to this proposal.

(2) Sets a precedent for allowing roof terraces and outdoor recreation/ entertaining with their potential for noise nuisance.

I am concerned that this proposal sets a precedent for allowing roof terraces in much the same way the applicants attempt to use the roof garden at 26 Anglers Lane as a precedent for their proposed roof terrace in Raglan Street:

Point 3.11 *“The external façade of 26 Anglers Lane features fairfaced red brickwork on the ground floor, a slatted timber screen on the first floor, and a steel mesh privacy screen on the roof terrace. See Figure 3.7 / 3.9”*
and

Point 5.3 *“The visible exterior privacy screens will be made out of growing frames to create a full green privacy wall akin to the successful garden at 26 Anglers Lane and finished with corresponding white painted metal filigree support structure”.*

The applicants make reference in Point 3.12 to the previous, and in my view wise, refusal to grant planning permission for roof terraces on Raglan House.

Although the Heritage Statement describes (Point 4.5) Raglan House as *“a vacant former care services facility situated at the southern end of Raglan Street, near Kentish Town Centre. Its western elevation faces Raglan Street, while its southern elevation is located along Anglers Lane, where the two streets meet at the corner. It has had multiple alterations since its original construction in 1937 and has now been split into 5 terraced properties, returning it to a use akin to its historical use as the terrace ‘Alpha Place’”*, the building, Raglan House, has SIX properties – 1, 3, 5, 7, 9 Raglan Street and 26 Anglers Lane. These properties have been crammed into a very small footprint. I would expect the current proposal, with its external contraption and greenery extending from the side of the building, to have a negative impact both due to noise, loss of privacy and loss of what little natural light there is, on those properties and I would support them in any objection.

In making my objection, I wanted to consult the design and access statement referred to in the Heritage Statement; I was unable to locate it in the proposal. Where is it please?

It is a pity that the Heritage Statement is littered with typographical errors.

I urge you to reject this proposal in its entirety. At the very least please prevent the roof of 7 Raglan Street from being used for outdoor recreation or entertaining.

Please advise me of your final decision. For reasons of safety/ security kindly treat my personal details as confidential. Thank you.

Yours sincerely

Dr E.A.Hill