

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0531/P	Ronen Levy	05/03/2025 10:43:25	OBJ	<p>Camden Planning Re: Planning Application No 2025/0531/P The Coach House 6 Kidderpore Avenue London NW3 7SP</p> <p>Attention: Sofie Fieldsend 4607</p> <p>Dear Ms Fieldsend,</p> <p>1.We live and own the ground floor Flat 2 at No 1 Kidderpore Gardens. The applicant's Coach House is located directly opposite our ground floor window while the proposed erection of a dormer window would (i) breach our right to privacy as this would allow the applicant to look directly into our Flat and (ii) directly face onto the back of our garden and private property.</p> <p>2.This would greatly affect and infringe upon our rights to the privacy of our family and home, and we very strongly oppose the application to erect a window onto our home and private space.</p> <p>3.The Coach House already has a Velux Rooflight Skylight on the roof and a large sliding glass window doors on the ground floor level onto their garden – which face our lounge windows and are very near in proximity to our property. The Coach House already benefits from a significant amount of natural light.</p> <p>4.Please see attached photographs of our flat (from the garden) and the existing South East Elevation of the Coach House.</p> <p>5. A new Dormer Window would allow this to literally sit right on top of the property boundary, less than a few metres from the windows of our Flat and the garden itself and face directly onto our private property and space. The Dormer Window would also allow a lateral view directly into our flat.</p> <p>6.In addition, the Coach House already has a skylight on its roof (benefiting from more than satisfactory natural light), while there are also windows facing onto the main entrance (and kitchen) of the Coach House, and windows facing onto the alleyway (public pathway).</p> <p>7.The applicant's Existing and Proposed Plans fail to make reference to the existing Velux Rooflight Skylight on the Existing South East Elevation Plan Drawing Number 20-106 by P-u-r-a Ltd as it simply draws the chimney and roof of the South East Elevation.</p> <p>8. The applicant's Design and Access Statement dated 30th January 2025 fails to provide (i) a photograph of the South East Elevation side at all and (ii) fails to show existing Velux Rooflight Skylight on the South East Elevation or reference the existing Velux Rooflight Skylight on any plans annexed to the statement.</p> <p>8.A previous owner of the Coach House, approached us about installing a window on the east side wall onto</p>

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our private property. We and our legal representative informed the owner that we would be forced to take legal action as this would be trespassing and have a detrimental effect on the use and value of our private property.

9. In 2017 the applicants here, Nathan and Irina Luckey wrote to us that they wanted us to sell to them part of our garden where they proposed then (as now) to install a window, stating that they also wanted garden space for their children to play – although they already had (and have) a garden facing us. We wrote to them in reply declining their proposal. (A copy of their letter is attached).

10. We are happy to welcome and invite you and any representative from Camden Planning to come here and check the layout of our home and that of the neighbouring Coach House, to see our wall and the already existing and crowded windows that are so near one another.

11. Should the applicant and present owner go ahead with installing a window onto our private property, we will be forced to bring a legal action against this through the Court.

Yours sincerely,

Mr & Mrs R. Levy
Flat 2, No 1 Kidderpore Gardens, NW3 7SS
