

13 March 2025

Miriam Baptist
Planning Department
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Dear Ms Baptist,

**RE: Planning Application 2024/3069/P – 24 Burgess Hill, NW2 2DA
Loss of Light and Impact on Residential Amenity**

I am writing to **OBJECT** to the revised plans submitted for the above application on the grounds that the proposed ground floor infill and first floor extension would still have a significant and unacceptable impact on my property next door at 26 Burgess Hill.

Although the revised plans for the first floor extension allow slightly greater space between the Applicant's property and my own, they are insufficient to address any of the issues set out in my letter of objection dated 26 August 2024, all of which remain. These include (but are not limited to):

1. Loss of Natural Light

At ground floor level (plans unchanged), the proposed infill will significantly reduce the amount of natural light entering the living room via the window on one side of the chimney breast bay compared to the window on the other. This would fundamentally reduce the amount of light entering the living room, as well creating an imbalance within a key architectural feature of the living room.

At first floor level, the revised proposed wall will still be positioned directly in front of my bedroom window. Although a secondary source of natural light for this room, the proposed development would substantially reduce the amount of daylight entering the room, adversely affecting my living conditions.

At both ground floor and first floor levels, the proposed plans would still significantly reduce the amount of natural light entering the room via the window on one side of the chimney breast bay versus the other. This would fundamentally alter the architectural feature and balance of the rooms at both levels.

The chimney breast bays rely heavily on the affected windows for natural illumination, and the loss of light, would fall below acceptable standards. I believe it this contravenes established planning guidance, particularly the 45-degree rule and the Vertical Sky Component (VSC) method, which are commonly used to assess the impact of development on daylight levels. This is of particular relevance to the proposed first floor extension.

2. Impact on Outlook and Sense of Enclosure

In addition to the loss of light, the proximity and height of the proposed extension would create an overbearing and oppressive impact on my home.

The revised plans for the first-floor extension would still completely obscure my first floor bedroom window. They would render the chimney breast bay areas permanently dark, even on the brightest of summer days. And from the exterior, it would destroy the important and historic 'stepped' architectural detail which is a feature of many houses in the area.

3. Harm to Residential Amenity

There are no changes to the proposed plans at ground level, where the side infill would still leave only a few inches between the new wall of the Applicant's house and our ground floor window. In addition to its significant impact on our natural light set out above, it would severely restrict access to our side wall and chimney breast for repairs and maintenance.

At first floor level, although the revised plans would leave a slightly greater gap, it would still severely restrict our ability to access to our side wall and chimney breast for repairs and maintenance.

Overall, even the revised proposed development would significantly diminish my ability to enjoy my property and would conflict with the Council's responsibility to protect residential amenity, contrary to the principles set out in Camden Planning Guidance (2021) Relevant Side Extension, and specifically to:

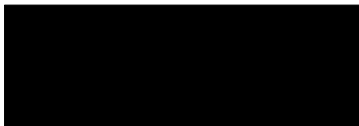
- respect and duly consider amenity of adjacent occupier with regard to daylight
- be designed to not cause overbearing or overshadowing to...the interior of their [neighbour's] home
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space, and
- protect significant gaps.

Given that my affected rooms are key living spaces (not hallways, stairwells or corridors), I believe this impact should be given substantial weight in your assessment.

I will not repeat my previously recorded objections and concerns relating to the proposed basement in this letter. I would however note that pending further professional investigations and reports, they all remain.

Notwithstanding the revised plans, I would respectfully urge you to refuse this application on the grounds that it would cause an unacceptable loss of light, reduce my quality of life and fail to comply with established planning standards.

Yours sincerely,



Andrew Shaw