

Dear Camden Council/Camden Planning,

I am writing to formally object to the planning application 2022/4103/P for the proposed development at 12b Medley Road. As the share of freeholder for the basement flat (flat a) of the property at 160 Iverson Road, directly adjacent to 12b Medley Road, I have significant concerns regarding both the procedural aspects of the approval process and the substantive impact of the proposed development on my property and well-being. My objections are based on the following grounds:

1. Procedural Irregularities in Neighbour Consultation

It has come to my attention that my neighbours living/owning the other flats within 160 Iverson Road, who are directly impacted by the proposed roof terrace, were neither consulted nor notified prior to the granting of planning permission. Camden Council's consultation standards, as outlined in the Statement of Community Involvement, emphasize the importance of engaging with those affected by planning applications. The failure to consult these neighbours not only undermines the transparency of the planning process but also deprives them of the opportunity to voice legitimate concerns regarding privacy and overlooking issues.

Furthermore, I objected to the plans prior to their approval, and received no response from the council to my objection. This prevented me from having the opportunity to highlight that the small adjustment made to the plans prior to their approval will not address any of the concerns that I raised or some of the other properties in Iverson Road raised. Specifically in regards to privacy, moving the roof terrace 500mm back will not prevent direct line of sight into our property both in regards to our gardens but also alarmingly our windows! The planning decision states that the development will not be unduly intrusive, which is simply inaccurate given the direct line of sight (evidenced by point 2 below). There are other roof terraces nearby, however none of which have a similar line of sight into the 160 Iverson property.

2. Inconsistency with Previous Council Decisions

There appears to be a discrepancy in the Council's approach to safeguarding privacy. In a prior decision, the Council mandated that windows at 12 Medley Road be fitted with frosted glass to prevent intrusion into the properties at 154-164 Iverson Road. However, the current approval permits a roof terrace directly above those windows, exacerbating the privacy concerns the frosted windows were intended to mitigate. This inconsistency undermines the rationale behind the earlier decision and severely compromises the privacy of neighboring properties.

3. Anticipated Disruption from Construction

The proposed development is expected to involve extensive construction activities over a period of approximately five months. This will likely result in significant noise, dust, and general disruption, adversely affecting the quality of life for residents in the vicinity. Additionally, the erection of scaffolding will be intrusive and cause even more severe privacy concerns whilst builders will use the scaffolding for the five month construction period. Furthermore, I regularly work from home and therefore noise and disruption during the working day will have a material negative impact in addition to the concerning impact outside of working hours. While some level of disruption is inevitable during construction, the scale and duration proposed here are excessive and warrant reconsideration.

4. Impact on Property Value

The cumulative effect of diminished privacy, reduced natural light, increased noise pollution, and prolonged construction disruption is likely to devalue my property. The impact of reduced natural light is a specific concern given the lower ground nature of flat A, which means the property is already deprived of natural light and any reduction will have an impact on my health and wellbeing. Although property value alone may not be a material planning consideration, the factors contributing to this potential devaluation are legitimate concerns that should be addressed in the planning process.

Request for Review

In light of these serious issues, I respectfully request that the planning approval be reviewed, taking into consideration both the procedural shortcomings and the substantive objections outlined above. Please can the council also ensure to take into consideration the views of the other share of freeholders in 160 Iverson and the neighbouring properties who are severely impacted and were not aware of this development. I am committed to maintaining a constructive dialogue and am open to discussing modifications to the proposed development that would mitigate these concerns while respecting the rights and well-being of all affected parties.

Thank you for your attention to this matter. I look forward to hearing from you and am happy to be contacted via email or phone.

Yours faithfully,

Olivia Smith

160a Iverson Road