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Alex McDougall  
Camden Planning  
West Area Team  
Town Hall Extension  
Argyle Street  
London  
WC1H 8NJ

18<sup>th</sup> June 2014

Dear Mr McDougall,

**Re: Application 2014/3435/P - 68A Delancey Street Camden London NW1 7RY**

We wish to lodge a formal objection to the aforementioned planning application.

The idea of a terrace challenges the idea of a conservation area and our privacy – 68a is not a conservation property itself but all those surrounding are Grade II listed in a designated conservation area. The property concerned, is in the centre of a triangle encompassed by Delancey Street, Albert Street and Parkway. All the circling properties cannot make **any** alterations but the proposed application for development in the heart of the conservation area will significantly impact the whole environment and atmosphere.

The proximity of the 68a building means a terrace looks directly onto the back of our property and gives a clear view into all our rooms which had previously been "Private".

The key points at the back bone of our objections stem from the below needs/observations:

- We wish to preserve a conservation environment and its current atmosphere.
- The application represents a creeping encroachment on our **privacy**.
- Impact of **noise** in an enclosed area. The terrace changing the current tranquillity - plus the removable roof opening up a large cavernous potentially noisy living space.
- The development represents a change of use and negative impact on the environment that some "potted plants" won't negate.
- The implicit lighting from the terrace is a direct contravention to the usual environment
- The rest of the roof will inevitably be used and will break the Boundary distance for overlooking – no policing will be possible. Currently people walk the roof without any concern. See attached photo – Appendix A – taken by our neighbours at 115 Albert Street.

These general observations link into the current Camden Development guidelines particularly PPS7-DP28 on Noise and Vibration and Camden Planning Guidance 6 on Amenity (referencing noise and overlooking – pages 19& 37)

Development guidelines refer:

- 26.2 Development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. *Visual privacy, overlooking*
- 26.3 A development's impact on visual privacy, overlooking, overshadowing, and outlook, access to daylight and sunlight and disturbance from artificial light can be influenced by its design and

layout, the distance between properties, the vertical levels of onlookers or occupiers and the angle of views. These issues will also affect the amenity of the new occupiers. We will expect that these elements are considered at the design stage of a scheme to prevent potential negative impacts of the development on occupiers and neighbours.

- 26.12 Outdoor amenity space provides an important resource for residents, which is particularly important in Camden given the borough's dense urban environment. It can include private provision such as gardens, courtyards and balconies, as well as communal gardens and roof terraces. The Council will expect the provision of gardens in appropriate developments, and particularly in schemes providing larger homes suitable for families. However, we recognise that in many parts of the borough this will not be realistic or appropriate. In these locations, the provision of alternative outdoor amenity space, for example, balconies, roof gardens or communal space will be expected. **These amenity spaces should be designed to limit noise and disturbance of other occupiers and so not to unacceptably reduce the privacy of other occupiers and neighbours.**
- 25.15 The setting of a listed building is of great importance and should not be harmed by unsympathetic neighbouring development. While the setting of a listed building may be limited to its immediate surroundings, it often can extend some distance from it. **The value of a listed building can be greatly diminished if unsympathetic development elsewhere harms its appearance or its harmonious relationship with its surroundings.** Applicants will be expected to provide sufficient information about the proposed development and its relationship with its immediate setting, in the form of a design statement.

I would very much appreciate your consideration of these objections and observations of contraventions to current Camden development guidelines while evaluating the specifics of this planning application.

Yours sincerely,

Yotam Ottolenghi Allen

Karl Ottolenghi Allen

## Appendix A

### **Overlooking:**

Someone from 68a looking directly into the living room at 115 Albert Street. The same encroachment on privacy will apply to us at 113.

While the proposed application would prohibit someone venturing onto this part of the roof, the practical reality is that this application will encourage more use of the roof. This breach of our privacy will become common place. If this application is granted what reassurance or enforcement will Camden Council Councillors provide that this doesn't occur again?

