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Application No: Consultees Name: Comment:

Received: Response:

Consultees Addr:

David Watson COMNOT

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This representation is made on behalf of the Maxcliff House and 13 Tottenham Street Residents' Association (Association).

5-11 Tottenham Street (Maxcliff House) has its entrance on Tottenham Street. 13 Tottenham Street has its entrance on Whitfield Street immediately to the left of Percy Buildings which separates 13 Tottenham Street from 44 Whitfield Street. We refer to Maxcliff House and 13 Tottenham Street as the "Objection Property". We refer to 44 Whitfield Street as the "Application Property".

The Objection Property consists of commercial units at ground floor and residential accommodation at

floors 1-4. The residential accommodation is directly overlooked from the terraces to the rear of the Application Property. Accordingly, while the Association broadly supports the Application it objects to it on one important ground: overlooking and impact on privacy.

The Application provides for the construction of new terraces at third, fourth and fifth floor levels. The

Application provides for the installation of translucent glass screens at third and fourth floor levels which will ensure that occupiers of the Application Property will not be able to congregate on the terraces and have a view into the habitable rooms of the Objection Property. We ask that a condition is

attached to the planning permission, if granted, requiring the translucent glass screens, with a minimum

height of 2.2 metres to be installed before the Application Property is occupied and that the translucent

screens must remain in place for the life of the Application Property.

In relation to the fifth floor terrace, paragraph 6.22 of the Planning Statement that accompanies the

Application states "overlooking will be minimised from proposed terraces at 3rd 4th 5th levels by replacing existing acoustic screening with translucent glass balustrades". However, we note that the site plan shows the 5th floor terrace with a transparent glass screen. This will have an unacceptable impact on privacy of habitable rooms at the Objection Property

We note with some surprise that paragraph 6.21 of the planning statement identifies "habitable rooms"

at the Objection Property and says that they have a limited expectation of privacy from the existing building and that the proposed development will not alter this. However, this is wrong. When the previous redevelopment took place in the early 1990s, the Association objected to the proposed fenestration on the grounds of loss of privacy, since it featured large windows that directly fronted, and

gave a clear view into sensitive living, sleeping, bathing and kitchen areas. The objection was upheld, window heights were adapted and acoustic screens sited to add protection of privacy. Accordingly, privacy is not currently an issue as the Objection Property is not overlooked by the Application Property.

The rooms affected by overlooking from the fifth floor terrace are as follows:

Maxclif House northern wing: directly facing bed, bath and kitchen windows for flats 3 6 9 10 and a terrace for flat []

- Maxclif House eastern wing: obliquely facing bed and lounge windows for flats 2, 5 and 8

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