

Re: Application 2013/7259/P

Attention. Gideon Whittingham

Dear Mr Whittingham,

I am writing to strongly object to the proposed redevelopment of 5 & 6 Cliff Villas.

My property is on the second floor of 139 York Way and would be impacted drastically by the reduction of ambient light and direct sunlight if the property was built to a height of 6 stories.

The flats of 139 and 141-143 York Way that face the proposed development site receive all of their natural light solely from the side of the building facing the direction of the proposed site. Although the properties are at the rear of the blocks affected, the light source is solely obtained from the aspect facing the new development. My flat has got no windows on the York Way side of my building, so the protection of the aspect with my only existing light source is absolutely critical.

The addition of two additional stories above the height of the existing site would cut the direct sunlight to my flat almost completely in the afternoon, and would be even more drastic for the flats below mine on the 1st and ground floor, effectively creating a very dark and cold outlook and void between the buildings, which I would have to face as my only view aspect.

The Sunlight/Daylight report fails to reflect the specific impact on individual flats, nor highlights the significant reduction in light particularly on the lower floors of 139 and 141-143 York Way. The reduction of natural sunlight will severely impact the quality of life for residents, particularly on the lower floors. A report that covers our building as a whole is unacceptable, given the drastic impact the new development will have on the light levels in mine and other individual flats.

There will also be a great loss of privacy in my flat too if the development goes ahead. It appears that 23 windows will be able to look directly into my bedroom from a short distance away, which has floor to ceiling windows. There is already a very short distance between the buildings, and if the development went ahead, the primary outlook of flats in both buildings would be facing each other resulting in a significant lack of privacy for all flats. The existing building in Cliff Villas currently only has frosted bathroom and kitchen windows facing my flat, so privacy is kept.

There is also significant potential for noise pollution to result from the new building and from so many people living in extremely close proximity. If the building went ahead, effectively 22 flats would be positioned around a very small and insufficient space that would be created between the buildings.

If the development was to receive permission, a height at absolutely no greater than the existing property should be allowed.

I am happy to be contacted at any time if you would like further information.


Regards,

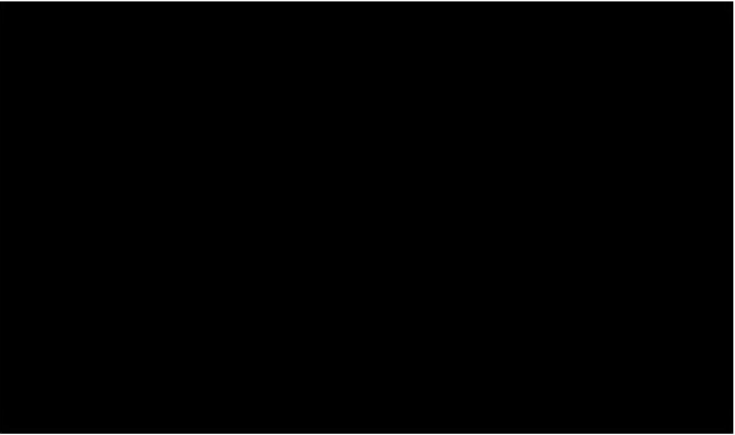
Mark Stuart

Flat 4

139 York Way


London N7 9LG





Dear Mr Whittington,

I understand you have suggested that responses regarding the above application be emailed to you directly. Please find below the email I sent to the Camden Planning email address on 29 December 2013.

Much appreciated if you could confirm receipt of this. Please don't hesitate to contact me if you have any questions or wish to visit the property to see the issues highlighted first hand 

Kind regards

Dean Rodrigues



RE: Application 2013/7259/P

FAO: Gideon Whittingham

Dear Mr Whittingham,

I write with regards to your letter dated 9th December 2013 regarding a planning application for a proposed development at 5 & 6 Cliff Villas, NW1 9AL, in my capacity as leaseholder and resident at Flat 10, 141-143 York Way, N7 9LG.

As noted in the submissions and assessments by the developers, the site in question directly backs onto the rear perimeter of our building, which forms the basis for this email.

I object to the proposed development, as it stands, in the strongest possible terms. My flat sits on the 5th (top) floor of our building and has top-to-bottom glass across the entire west/south-west facade that faces the proposed development (I.e. we have no walls between the property and the proposed development - only glass). At present, this gives us almost direct sunlight for the entire afternoon and evening until sunset (other than a few weeks at the height of summer), and forms the entire basis for the purchase of the leasehold of the property. The proposed development, at six stories tall, will result in my flat, and my terrace which spans the width of the property, losing its direct sunlight and being in shadow for a material part of the evening.

I have read through Sunlight/Daylight Report submitted on the Council website, and while I am not qualified to contest its calculations, its approach seems pre-determined to produce a supporting quantitative outcome. In particular, the approach of taking specific timing intervals for specific times of the year, and providing cumulative, summarised information from which to derive its conclusions, serves to completely brush over the issues faced on a property-by-property basis. By grouping together properties that will be materially impacted - such as our building and 139 York Way - with those with minimal impact from the outset (and are thus irrelevant from a light perspective), the report is able to use statistics "88.7% will be compliant". For example, the inclusion of properties in 129-137 York Way as part of their "neighbouring properties" is erroneous: a cursory glance at the map and knowledge of where the sun sets should be sufficient to conclude that these flats lie in a location that will have minimal impact from the development, and thus only serve to skew the light statistics in favour of the conclusions desired. If the sample of relevant neighbouring properties was restricted to only those of actual relevance (139 and 141-143 York Way and those on Cliff Villas), then unless I am much mistaken the percentage of compliant properties would be materially lower. And this remains notwithstanding that it would still fail to consider impacts on a flat-by-flat basis.

Light is not, however, my primary reason for objection - of even greater concern is the impact on privacy. My property is currently overlooked, from the west-southwest, by no properties at all - meaning we have complete privacy. Along with the direct sunlight mentioned above, this privacy was a primary factor in acquiring the leasehold and a material component of its value. This privacy would be not so much reduced as completely and totally nullified should the proposed development be approved. A six story development so close to our building would provide the new flats, over two of its stories, with uninterrupted views of my terrace and by extension, given the top-to-bottom glass and no walls as previously mentioned, uninterrupted visibility into one of my bedrooms and my entire kitchen-dining area, as well as the broader flat. We would effectively go from having almost total privacy to having almost no privacy whatsoever.

Attempting to quantify the totality of such a material impact is tough, but it should be put in the context of the top-to-bottom glass that spans our entire flat. These window-doors are premium, bespoke-manufactured frames whose very inclusion in the original build of our property was based on the aesthetic of not having - or indeed permitting - any curtain or blinds to be installed. Doing so (installing blinds or curtains in kitchen-dining area) would not only fundamentally ruin the aesthetic of the windows and the flat as a whole, but would cost an incredible amount as conventional curtain rails cannot be installed without any wall above the window frame. Should this application, as it stands, be approved, not only would our existing privacy be lost, but we would have to spend hundreds, if not thousands of pounds, to completely remodel the west-southwest face of our flat in order to preserve a shred of privacy inside our premise. In essence, we would have to a) install ceiling-to-floor curtains or blinds in the kitchen area (which is highly undesirable and a fire hazard) and b) have these curtains and those in the bedroom closed 24 hours a day. This is almost unthinkable and would effectively mean that our de facto loss of daylight is 100% - leaving aside the cost of installing new curtains. Furthermore, the plans for the new development seem to include balconies and/or communal terraces on the upper stories, meaning our privacy could be compromised throughout the year.


Finally, adjoint to our loss of light and privacy is the material negative impact the development would have on the westward views from our terrace, which currently extend across all of London, from the Regents Park to almost being able to see planes touch down at Heathrow. The impact of the loss of these views - on top of light and privacy - both on our quality of life as residents and on the value of our property is, it goes without saying, hugely material. These comments come from us on the 5th floor - those on other floors of our building could experience even greater impact particularly with regards to light.

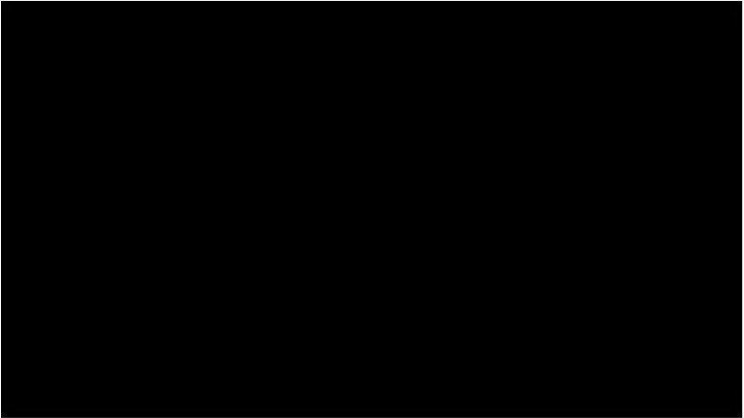
It is for these reasons that I strongly request the application to be rejected as it stands, and that the developers are pushed towards a development more in line with the height of the existing buildings as they currently stand. It does not, to me, seem right or fair that the addition of just 4 incremental properties is a fair trade for our losses. I would also like to bring to your attention that the timing of the developers submitting their application, whereby 21 days for response coincides with not only the Christmas bank holidays but - more pertinently - a period when a significant number of affected residents are away from London, is most unfortunate and likely a contributing factor to low response turnout from residents. I myself am in India and will be until 12th January - but have spent then afternoon online following this being brought to my attention by a fellow leaseholder.

Should you have any questions, please do not hesitate to contact me.

Yours sincerely

Dean Rodrigues
Flat 10, 141-143 York Way






Dear Mr Whittingham

Further to your telephone conversation with Natasha Thompson of Flat A, 139 York Way, please see below my earlier email with regards to the above mentioned planning application.

Kind regards
Hazel Surgenor

Begin forwarded message:



Dear Sir/Madam

I am a tenant at the following property:

Flat 10
141-143 York Way
London
N7 9LG

Having consulted with the owner of the property (copied in this email) with regards to recent planning application: 2013/7259/P, the purpose of this email is to outline our objections to the proposal to demolish the existing three storey building to erect a six storey building in its place at the rear of

the above mentioned property.

There are numerous reasons for our objection and are outlined as follows:

- a six story residential property facing the rear of the building would seriously compromise the privacy of the flat. Another residential property built at such close proximity to and overlooking the existing building would be unsatisfactory to us, residents of the other units in the building and future occupants.

- a tall building built at close proximity to the existing building would block sunlight. This would impact on the natural lighting from which we presently benefit and is important for numerous reasons which should be taken into account and not least for reasons of economy and environmental concerns.

We look forward to your response.

Kind regards
Hazel Surgenor




Hi Gideon,

Following our phone conversation earlier today, please find below my comments re. 5 & 6 Cliff Villas.

Many thanks,
Natasha Thompson
Flat A, 139 York Way
London
N7 9LG

Sent from my iPad

Begin forwarded message:



Re. Application 2013/7259/P

Attn. Gideon Whittingham

Dear Mr Whittingham,

I am writing to object in the strongest possible terms to the proposed redevelopment of 5 & 6 Cliff Villas as detailed in your letter of 9th December.

Having looked through the plans and supporting documents, in particular the Sunlight/Daylight report, it is with horror that I see our ground floor terrace flat would be severely effected by loss of sun and daylight if the redevelopment was to go ahead under the current plans at the height specified, as the proposal is substantially taller than the current buildings.


Our property (Flat A, 139 York Way) was purchased because of the amount of natural light it receives, and the fact that the terrace is west / south west facing, and receives sun from aprox midday, right through till after 5pm during summer months. If the development was to go ahead at the height proposed, I believe we would only have sun for 2 hours per day, not the 5 that we currently enjoy, and the loss of light throughout the flat as a whole would be drastic.

The Sunlight/ Daylight report has been calculated in a way that seems to gloss over significant findings: that 12 windows would have light levels below guidelines. By grouping our block of flats and 141 - 143 York Way, with 129 - 137 York Way (who do not directly back onto the property) they have clearly effected the resulting 88.7% result in their favour.

Loss of privacy is also a massive concern. Currently, there are 12 windows in the Cliff Villa properties visible to us. 4 of those are bathrooms with frosted windows, 4 are hallways, and the other 4 are kitchens, so we don't feel particularly overlooked. From the rear elevation drawings, I can see 23 windows in the new development that would overlook us, plus at least 2 large terraces. So not only would we lose the relative privacy we currently enjoy in our garden, our living room and bedrooms would also be fully viewable because of the floor to ceiling windows we have in all rooms. This is totally unacceptable.

I am also writing this on behalf of other residents and leaseholders who are currently away for Christmas. It's unfortunate the consultation period falls over a time when a lot of people are away and unable to voice their objections in time. But it should be noted that I have written permission from the Freeholder of the block (Michel Jordan, copied in on this email) who represents a lot of owners in 139 & 141 - 143 York Way, to write this on behalf of them, and have their objections noted, mainly being loss of light & loss of privacy. Please find details of those flats below.

Hopefully I've given you a clear summary of our objections, but if you have any queries, please do contact me.

Regards,
Natasha Thompson & Carl O'Neill
Flat A, 139 York Way


And on behalf of:
Flats 1, 2, 6, 7, 8, 9 & 10 139 York Way
Flats 2, 3, 4, 5, 7, 8, & 9 141 - 143 York Way

Sent from my iPad