

**Dike, Darlene**

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**From:** [REDACTED]  
**Sent:** 28 October 2013 14:25  
**To:** Planning  
**Subject:** Planning Application Ref 2013/6125/P - Darlene 31/10/13, logged  
**Follow Up Flag:** Follow up  
**Flag Status:** Orange

Dear Sir/Madam,

I write, pursuant to your letter of October 18<sup>th</sup>, with reference to the above planning application for the works at 21-23 Cressy Road, London NW3 2NB.

[REDACTED]

I have two comments on the application:

1. I am generally concerned that the proposed roof extension, which entails an increase in the height of the property to bring it into line with the rest of the Cressy Road terrace, will have a significant impact on the amount of sunlight admitted to the rear of my property and to the neighbouring homes and gardens. The triangle of housing bordered by Cressy, Agincourt and Constantine Roads is protected from extremes of climate by the terraces and has a very particular and balanced ecology. Camden Planning department has been properly rigorous in the past in protecting this in various ways: it is a significant and very rich green space in the Urban environment that benefits all of the householders whose homes border it, and not just those with access to a garden. With reference to the application in question, essential morning light is admitted into this green space over the lower roof line of Nos 21-23 Cressy Road, and this is essential to sustain the gardens – particularly those closer to the Cressy Road end of the triangle. This is why Nos 21-23 Cressy Road were built lower than the rest of the terrace: the builders properly understood the orientation of the buildings and their impact on the light available to the rear of the adjacent terraces. Raising the roof-line of these properties will cut at least an hour's morning light from the green space (more at certain times of year) and will therefore have a significant impact on its ecosystem; indeed, some areas of the triangle will lose the *only* direct sunlight that they receive and will therefore inevitably become barren. The houses too will suffer a significant loss of light.
2. I am personally concerned about the replacement of the single storey rear extension. The main wall of this extension projects above the wall at the bottom of my garden and is easily the most visible built feature from the rear of my property. There are four areas of concern:
  - a) As I understand it the new extension will be a little higher than the existing one, but it's hard to tell by how much from the drawings available and I would like this to be clarified. There are issues of loss of light associated with its becoming much higher.
  - b) I am also concerned about the finish of this wall: the current wall is in yellow brick and although it is clearly not contemporary with the rest of the built environment it is sufficiently close in character as to appear almost contiguous with it. I would trust that whatever is to replace will be similarly harmonious, and will require no maintenance (as it can only be accessed from my property for maintenance purposes – indeed, I would like it confirmed whether access to my garden will be required to ensure the finish to the wall is satisfactory).
  - c) I would also like to be reassured that the works will not interfere further with the foundations of the existing garden wall that runs parallel with the wall of the extension.
  - d) My assumption is that all the works – but particularly the rebuilding of this extension - will cause significant noise nuisance and render my garden and those close to it unusable for at least a year. More seriously my partner (and co-owner of the lower flat at No 66, Constantine Road) works from home during the day and occupies the ground floor rear of the property whilst doing

so. I greatly fear that the proposed works will force her to rent premises elsewhere in which to work.

I hope these comments will be taken into consideration as you consider the planning application and I look forward to hearing from you in due course.

Faithfully,

