

McKenzie, George

From: [REDACTED]
Sent: 28 June 2012 10:00
To: Litherland, Jenna; Planning
Subject: Planning application 2012/2754/P 2D Conway Street - fwd to Jenna Litherland - further info accompanying the objection made on 19/06/12 TM - 28/06/12

Follow Up Flag: Follow up

Flag Status: Completed

Attachments: 2D conway stree.tif; 2D conway street..tif; 2D conway street.tif

Dear Jenna

Thank you for your letter dated 22 June regarding the above planning application.

I am very concerned that I may be on leave for the planning committee meeting who decide on the application. I am away from the 16 July 2012 for 2 weeks.

I have attached photo's from my property and the neighbouring property where the new build is being proposed. You can see how close it is to my property. Also, the buidling is a commercial property where events take place in the evening (such as last night) where the public are invited to attend showings.

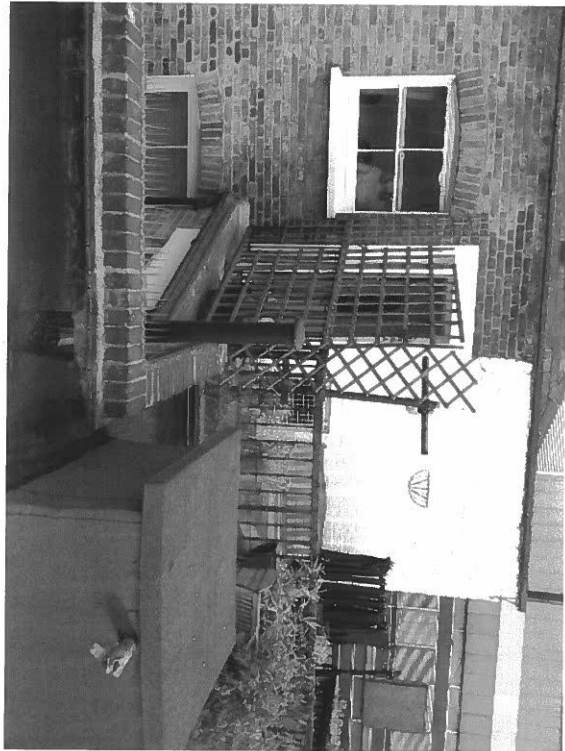
Please can you make sure the planning committee see the photo's. Also, I would welcome a visit from you prior to the meeting so that you can see the site for yourself as the photo's do not do it justice nor do I you get a sence of the the privacy, noise and light conerns to my property that I have raised.

Lastly, I would like to highlight that the owner of 2D Conway street has already encoached on the front of 2 Conway Street by planting trees at the front (in huge containers) taking over part of the apving which I am sure does not have permission from Camden. I have not been asked permission encroach on my share of the property.

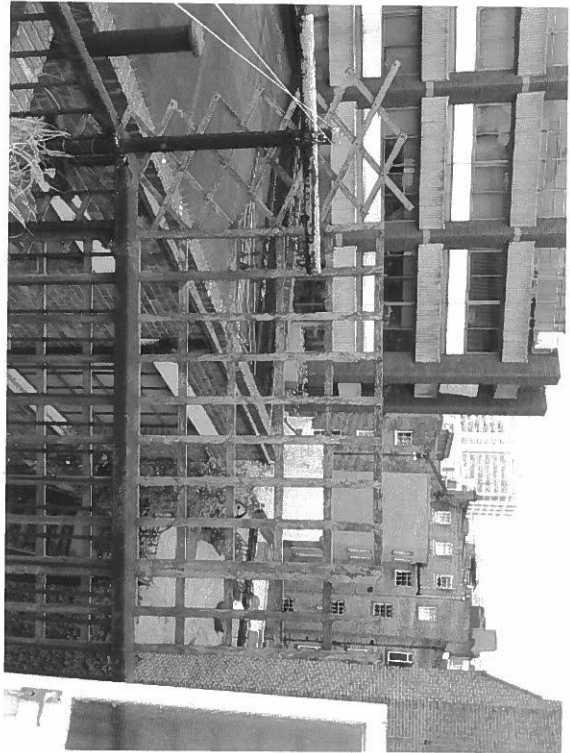
many thanks

[REDACTED]

31/10/2013







Comments Form

Name.....

Address.....

Email address.....

Telephone number.....

Planning application number..... 2012/2754/P

Planning application address..... 2A CONWAY ST W1 6BA

I support the application (please state reasons below)

☐

I object to the application (please state reasons below)

☐

Your comments

I object to the application as my bedroom window is only 8ft away from the proposed roof terrace extension which will have an impact on light, noise, and ~~privacy~~ privacy to my home. It will also block the fire escape from 2 Conway Street which is the ladder leading from the external area of 2A Conway Street to the ground level. The exit to the fire escape for building is through my flat. I also believe this is an infringement on my right to have quiet enjoyment of my

Please continue on extra sheets if you wish

own home. 2A Conway St is a commercial

McKenzie, George

From: [REDACTED]
Sent: 11 September 2012 22:51
To: Litherland, Jenna
Cc: Planning
Subject: Planning Application 2012/2754/P at 2A Conway Street - forwarded to jenna 13/09/2012 bd
Follow Up Flag: Follow up
Flag Status: Orange
Attachments: FW: Planning Application 2012/2754/P at 2A Conway Street - OBJECTION; Officer Delegated Report-3036059.pdf

Dear Jenna

I am concerned to discover that this application has been recommended for grant of permission.

Why has my notice of objection (submitted on 11 July as attached) not been acknowledged or taken into account please?

Why am I still not regarded as a neighbour?

[REDACTED]

This email and any attachments are confidential and intended exclusively for the use of the intended recipient(s). We take no responsibility for any remarks or opinions given by the employees contained in this email message. No representations are made about the suitability of the information contained in this email, it is made "as is" without warranty of any kind. We will only recognise any claims or obligations arising from the contents of this email if the sender has the appropriate level of authority within Gardiner & Theobald LLP.

If you are not the intended recipient(s) please note that any form of distribution, copying or use of this email or the information in it is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and then delete the message and any attachments from your system.

Although this email and any attachments are believed to be free of any virus or any defect which might affect any computer or IT system into which they are received and opened, it is the responsibility of the recipient to ensure they are virus free and no responsibility is accepted by Gardiner & Theobald LLP for any loss or damage arising in any way from receipt or use thereof.

Gardiner & Theobald LLP is a limited liability partnership which is registered in England and Wales with registered number OC307124. A list of members' names is available for inspection at 10 South Crescent, London, WC1E 7BD, the firms principal place of business and registered Office.

31/10/2013

McKenzie, George

From: [REDACTED]
Sent: 11 July 2012 10:58
To: Litherland, Jenna
Cc: Planning
Subject: FW: Planning Application 2012/2754/P at 2A Conway Street - OBJECTION
Attachments: 2AConwaySt-5CountyHouse-Photos.pdf; 2AConwaySt-5CountyHouse-MarkupPlans.pdf

Dear Jenna

As shown on the submitted plans I am a neighbour, although not currently recorded as such on the Camden Planning portal.

I would ask please that before making a decision on this application my comments are taken into account, as below.

OBJECTION

I object to the proposal to create an accessible terrace at the upper roof level, as shown on drawings pl 103 and ple 102 on the grounds that this will result in overlooking of habitable rooms in my property.

I have attached the following to assist you in assessing my objection:

1. Marked-up proposed section and elevation ple 102
2. Marked-up proposed roof plan pl 103
3. Photographs (2) from the window of my principal bedroom.

It is clear that the proposed accessible terrace at the upper roof level does not comply with Camden's Planning Guidance, as referred to in the application Design and Access Statement (on page 6). Access to the upper roof should be conditional upon this being for maintenance only and without balustrade.

In all other respects I support the application.

Please let me know should you wish to clarify this objection, or to visit my flat.



Sent: 10 July 2012 07:23
To: 'Litherland, Jenna'
Subject: RE: Planning Application 2012/2754/P at 2A Conway Street

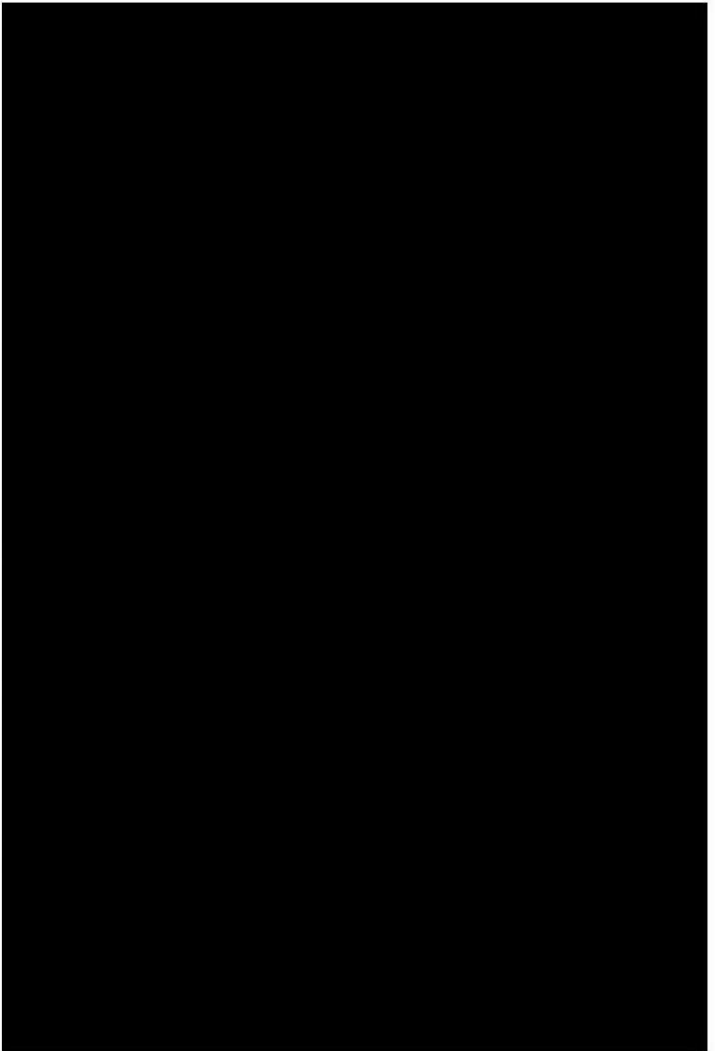
Jenna

Yes, I can now access them.



From: Litherland, Jenna [mailto:Jenna.Litherland@camden.gov.uk]

31/10/2013



Sent: 05 July 2012 07:17

To: Litherland, Jenna

Subject: Planning Application 2012/2754/P at 2A Conway Street

Jenna

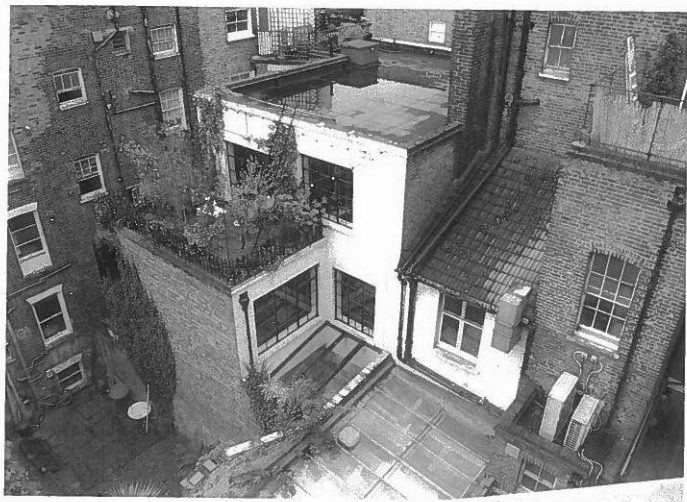
I am a neighbour and wish to review all the application documents and submit a comment. When will they be available on the Planning portal?

The only document on the portal is the application form.

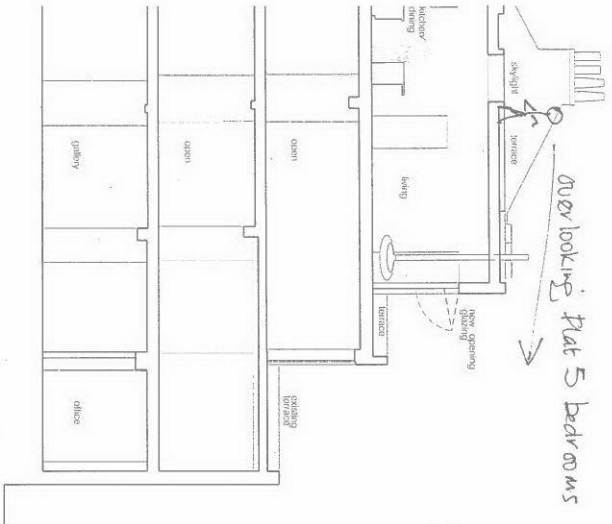
Kind regards, David



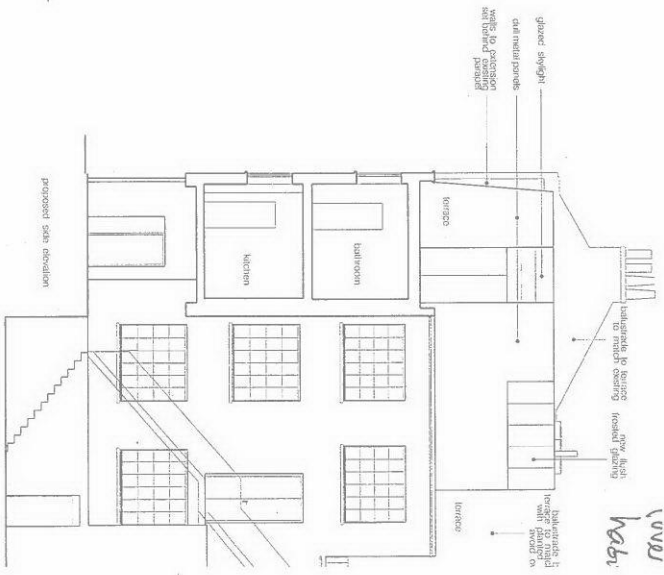
31/10/2013



overlooking flat 5 bedrooms



overlook



10m above ground
existing plant

See photograph from
bedroom of flat 5.

void

extent of canopy
screen to terrace
below

void to
terrace
below

backgarden to
terrace existing

older thermal
panels

new PV
panels to
stairs
below

skylight

pv panel

pv panel

pv panel

pv panel

existing building
4 canopy street
4 stores above ground

void to
existing
foot terrace
below

void to
existing
foot terrace
below

existing building
4 canopy street
4 stores above ground

existing building
4 canopy street
4 stores above ground

existing building
4 canopy street
4 stores above ground

Proposed to
higher the
of canopy +

OBJECTION TO GRANT OF PLANNING PERMISSION

Details of the application for planning permission:

- Application Number 2012/2754/P
- Application Type Full Planning Permission
- Address 2A Conway Street, London, W1T 6BA
- Development Types Residential Conversion with Extension

Erection of roof extension with terrace over, creation of terrace at rear third floor level and enlargement of rear second floor level terrace through erection of metal platform and replacement of window with door, all in connection with provision of studio flat within roof extension (Class C3).

My interest in this application

My name is Rosie Hayes. I am joint owner with Dawn Aldred of number 2D Conway Street. We both live at this address.

2D Conway Street is a one-bedroom flat with a sitting room, bathroom and kitchen.

The bedroom door to the flat leads onto a small roof terrace, approximately 10ft x10ft.

This terrace provides a very important amenity to our home: it gives us access to secure outside space; the only such private access we have.

My reasons for objecting to the application for planning permission at 2A Conway Street are:

1. In relation to the proposed studio flat
 - (i) The fire escape currently used by us and others using our building will no longer be accessible. It will be blocked off by the proposed building and privacy screen. The fire brigade has confirmed this. There will be no other means of escape in the event of fire. This creates a situation of acute danger and it must surely be in breach planning law.
 - (ii) The proposed building will rise to a considerable height above the roof of our flat at 2D Conway Street. It will block sunlight from entering windows. It will cast a shadow onto the roof terrace at 2D Conway Street for much of the day in summer and for most of the day in winter. The interference with the nature of the light falling on the terrace will considerably diminish the present pleasant nature of this amenity.
 - (iii) If a window is placed in the wall of the studio flat this will overlook the roof terrace at 2D Conway Street invading our privacy. If there is no window, our terrace will be bounded by a high blank wall which will be ugly.
 - (iv) The impact of the proposed building on the light entering our property, on the privacy we currently enjoy inside that property and on its effect on the open aspect of our roof terrace will substantially interfere with our use of our own property.
 - (v) 2D Conway Street was purchased after Camden Council confirmed to Dawn Aldred, the then sole purchaser and now joint owner with myself, that no planning permission would be approved for any building development on the flat roof adjacent to the terrace of 2D Conway Street.

- (vi) If planning permission is granted for the proposed studio flat and roof terrace this will have such a significant impact on the amenity value of our property that it will substantially reduce its present value.

2. In relation to the roof terrace

- (i) The proposed roof terrace for 2A Conway Street is on top of the proposed studio flat. It looks down on the bedroom window at 2D Conway street. This will give rise to an intolerable invasion of our personal privacy because persons on the roof terrace will be able to look from above through our bedroom window. This is totally unacceptable.
- (ii) If any attempt to screen the bedroom window is made eg by curtains that cannot be seen through, this will significantly limit the amount of light coming into that window. Such screening will also prevent us from seeing out of the window. This outcome will seriously interfere with our use and enjoyment of our own property.
- (iii) Persons on the proposed roof terrace at 2A will congregate several feet above our own small roof terrace at 2D Conway Street. They will be able to look directly down on us when we are outside in our own terrace space. It is likely that persons will sometimes look down on us in our terrace without us realising that they are doing so. Being overlooked in this way will seriously impinge on our privacy when using our terrace and will make it virtually un-useable.
- (iv) The proposed roof terrace can potentially be used by several people gathering together outside for social enjoyment. This is likely to give rise to a significant level of noise which will inevitably penetrate our own open space and probably our flat too.

Below are additional observations that you as planners may wish to take into account when considering this planning application.

1. The proposed development has no impact on any home space occupied by the applicants at 2A Conway Street. The new building and roof terrace will not be used by the applicants to improve their own home. Their plan is to let the property out to artists as a studio flat, not as a home, and their motivation is commercial gain and self-publicity. There is nothing wrong in such motivation provided that it does not cause harm to others, but here the applicants' proposal will cause harm to us. Their desire for commercial gain and publicity will lead to our financial loss: the value of our property will certainly fall through no fault of our own. It also dangerously compromises our personal security at No 2D as explained in 1(i) above.
2. Rebecca Hossack appears to be seeking to expand her terrace and allotment business project, of which she is proud, by building on the currently empty roof space adjoining our property. See <http://www.standard.co.uk/news/ill-turn-west-end-building-site-into-the-growbag-allotments-6772424.html>. Ironically, this will damage our own ability to use our flat as a private dwelling and our own small terrace area as a garden. Both will be overlooked, denied sunlight and shaded by the proposed new building and roof terrace.

3. By contrast to the applicants, whose use of their home at No 2A will not be damaged, this proposed development has a significant damaging impact on our use of our flat and terrace. At present we take great joy in living in our small but delightful flat with its roof terrace. This pleasure is of great importance to us but it will be seriously undermined by loss of light, by the major invasion of our privacy, by potentially noisy gatherings of non-residents on the roof terrace and by pollution by smoke from the proposed wood-burning stove.

2D Conway Street

London

W1T 6BA

July 9th 2012

OBJECTION TO GRANT OF PLANNING PERMISSION

Details of the application for planning permission:

- Application Number 2012/2754/P
- Application Type Full Planning Permission
- Address 2A Conway Street, London, W1T 6BA
- Development Types Residential Conversion with Extension

Erection of roof extension with terrace over, creation of terrace at rear third floor level and enlargement of rear second floor level terrace through erection of metal platform and replacement of window with door, all in connection with provision of studio flat within roof extension (Class C3).

1. This letter is sent by Dawn Aldred and Rosie Hayes. We are joint owners of 2D Conway Street. We are opposing the above application for full planning permission to build a studio flat with a roof terrace next door to and overlooking our property and roof terrace.

2. We have each sent letters to the planning department in which we give reasons for our strong opposition to the proposed development. At the time of writing those letters we were unable to obtain access to the plans relating to the proposed development. These plans were not initially available on Camden Council's website and we had to request that they be downloaded so that we could see exactly what was being proposed.

3. On Friday, July 6th we were able for the first time to download these plans from the website. Because any objection must be made by July 12th we immediately sought advice on the implications for our property of the developments proposed as outlined in the plans.

4. We were advised as follows:

(i) Whilst dwg no:102 shows the Line of Sight to the proposed terrace from the street there are no supporting drawings showing the Line of Sight to the proposed terrace from the neighbouring existing roof terrace at No 2D.

(ii) No drawings have been submitted that show if the proposed building will affect the throw of shadow onto the neighbouring property at No 2D and its roof terrace.

(iii) The proposed building will overshadow the existing roof terrace at No 2D.

(iv) The proposed building will overshadow the existing bedroom window at No 2D. This will be detrimental to the amount of natural solar daylight available within the property at No 2D. More specifically, the amount of diffused natural daylight will decrease.

(v) The proposed roof terrace will overlook the existing roof terrace of No 2D.

(vi) The proposed roof terrace is significantly higher than the property and No 2D. It will cause a major invasion of the privacy of the neighbouring property at No 2D. This will arise (a) because it overlooks No 2D and (b) because of noise from users of the roof terrace.

(vii) The plans for the building and roof terrace make no effort to lessen the impact of this proposed development on either (a) the invasion of the privacy of the occupants of No 2D or (b) on the shadowing of natural daylight to the bedroom window and roof terrace of No 2D.

(viii) The drawings for this proposed development show a wood-burning stove with its associated chimney. If this is permitted, smoke from the chimney could potentially ruin the environment of the adjacent property at No 2D and make the owners roof terrace unuseable.

(ix) The proposal for a wood-burning stove is contradictory. No account has been taken that this proposal relates to the development of a property in a smoke free zone area in an urban environment. Nor has account been taken that this is a building covered in Solar PV panels and that these can be used to provide power for heating.

(x) Neither the proposed building nor the proposed roof terrace has any relationship to either the existing building or to the existing architecture within the area.

(xi) Any development of the type proposed as outlined in the plans will undoubtedly significantly devalue the adjoining residential property at No 2D.

We can confirm that if a Committee Meeting is held to make a decision on this proposal we would wish to attend and we would wish to deliver our case and reasons against these current proposals. Please will you give us plenty of notice of the date and time when the Committee Meeting is to be held. We will definitely attend and/or arrange for a Representative to attend but we will need to clear this with our employers and to give them sufficient notice.

Yours sincerely



McKenzie, George

From: [REDACTED]
Sent: 09 July 2012 10:00
To: Planning
Cc: [REDACTED]
Subject: Fwd: Objection - Planning application 2012/2754/P - fwd to Matthias 09/07/12 TM
Follow Up Flag: Follow up
Flag Status: Orange
Attachments: PLANNING_PERMISSION_OBJECTION_Rosie_Hayes.docx;
Joint_objection_rosie_hayes_dawn_aldred.docx

From: [REDACTED]
Sent: 09 July 2012 09:28
To: Litherland, Jenna
Cc: [REDACTED]
Subject: Objection - Planning application 2012/2754/P

Hi Jenna,

I am joint owner of 2D Conway Street with Dawn Aldred and we both have objections to the above planning application.

I know you are visiting the property today at 11.30am and so attach both my objection and our joint objection for you to look over before you visit the property.

Please feel free to contact me on +44 (0)20 7709 9808 (ext 215) if you have any questions. Both me and Dawn will be away from 14th July for two weeks, in our absence please contact our representative Mary Hayes on 01646 636650

Kind regards,

[REDACTED]

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer.

31/10/2013

McKenzie, George

From: [REDACTED]
Sent: 05 July 2012 13:20
To: Litherland, Jenna; Planning
Subject: Planning application 2012/2754/P
Follow Up Flag: Follow up
Flag Status: Orange

Hi Jenna

I hope it is not too late to add a couple more comments to the above planning.

1. When I bought the my flat less than 10 years ago, there was no mention in search that building would take place on the roof next door. The property at the time was leased by Camden to business. The fact that the flat was secluded was reflected in the price of the flat at the time. Building on the neighbouring roof with devalue the price of the property.

2. The owner of 2D Conway street wants to build the studio flat to accommodate Artists. Again, this is being used as commercial and my bedroom faces the neighbouring flat roof. There is no guarantee that entertainment late into the evening could be controlled when the Artists are presenting their work.

3. I have mentioned before that the fire escape for 2 Conway Street is over the roof of "D Conway street and down the ladder and iron staircase provided on the building that leads to the street at the front of the house and to safety. The proposed structure would block the fire exit. I will check this is still the fire exit with the Fire Brigade, who I have asked to do a home safety check on my property.

I hope these comments can be added to my objections.

many thanks
[REDACTED]

31/10/2013

What do you think of our website? - Ref. 7854169

Your feedback is important to us

Comments, ideas and suggestions

I would like to log an objection to the
planning application 2012/2754/p

The pain for a roof terrace extension is only
6 feet away from my bedroom window and
would block the fire exit for the residents
living at 2 Conway Street W1T 6BA

Your name

Email address

Do you live in Camden?

Yes

About this form

Issued by

Council and Democracy
Camden Town Hall
Judd Street
London WC1H 9JE

Form reference

7854169

[REDACTED]

From: [REDACTED] [uk]
Sent: 19 June 2012 10:10
To: Planning
Subject: planning application 2012/2754/p - Darlene 19/6/12, allocated to Jagdish
Follow Up Flag: Follow up
Flag Status: Orange

Dear Planning

I would like to log the following objection to the planning application below.

Planning application 2012/2754/p

The above planning application has been submitted which I would like to log an appeal against. The proposed works are only 6 feet away from my property and bedroom window.

I would like to be contacted by

