[redacted]

Application Commert
London Borough of Camden
Development Manager
London
WC1H 8ND

26 September 2013

For the attention of Mr Jason Traves

By Email and Post

Dear Sir,

Re: Amendment to condition 9 (approved drawings) to scheme granted permission on 17/01/2012 [(Ref 2011/1828P for the erection of single story building with two basement levels and front light wells for use as a single-family dwellinghouse[abbrev)]: alterations to the roof profile including installation of 2 roof lights.

I object to the proposed amendment and hereby make the following comments:-

1. The amendment would be deleterious not only to the residents of the adjacent properties in Elsworthy Road and Elsworthy Terrace, in particular Nos. 25,42 and 44 Elsworthy Road and at least Nos. 11, 12, 13, 14 and 15 Elsworthy Terrace (to the rear), but also to the public in general;

2. The amendment contravenes Camden's Development Policies and conflicts with design features (such as the 'Green Roof') that were highlighted as being of specific benefit in Planning Application 2011/1828/P and instrumental in its approval;

3. The amendment does not comply with the Management Strategy for the Elsworthy Conservation Area;

4. The amendment is of sufficient significance that its inclusion in Planning Application 2011/1828/P would surely have resulted in refusal of Planning Application 2011/1828/P;

5. The new raised roof structure covering a new roof light, sliding mechanism, second roof light and a much enlarged ventilation cowl increases the height of the roof structure to the extent that it adversely alters the appearance and character of the development which will overlook the surrounding properties and be seen from Elsworthy Road such as to be a blot on the landscape of the conservation area and such that the development will not comply with Policy CS14 of the London Borough of Camden Local Framework Core Strategy nor with policies DP24 and DP25 of the London Borough of Camden Local Framework Development Policies.

6. The deleterious effect of the installation of the roof lights goes way beyond the radical change in the development's appearance in that it leads to significant light and noise pollution in contravention of policies of CS5 and CS16 of the London Borough of Camden Local Core Strategy and Policy DP26 of the London Borough of Camden Local Framework Development Policies. The light spillage during hours of darkness and dusk and noise pollution whatever the time of day and night will be seriously detrimental to the health and well-being and quality of life of the neighbours and quiet enjoyment of the conservation area in which the neighbours, live, move and have their being. Furthermore, the noise and light pollution can only but reduce the value of the neighbours' properties both to sell and to rent;

7. The 'Green Roof' design feature mentioned in 2. for its biodiversity was instrumental in Planning Application 2011/1828/P being approved. However, the roof lights will seriously reduce the area of the 'Green Roof' to the extent that its 'green' impact on the environment of the conservation area will largely be negated. No longer will the 'green roof' soak up the excess water caused by two-basement the depth of the building, which is already causing serious concern as to damage to neighbouring properties and consequential inconvenience and nuisance and will lead to the integrity of the structures of adjacent properties being compromised. This amendment conflicts with paragraph 10 of the original Decision Notice dated 17 January 2012 of Planning Application 2011/1828/P and will lead to the development not complying with policies CS13, CS15 and CS16 of the London Borough of Camden Local Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Framework Development Policies;

8. The amendment would not "preserve or enhance the character or appearance of the Area", according to the Management Strategy of The Elsworthy Conservation Area; and

9. Whilst I have already stated in 4. above that the amendment is of sufficient significance that its inclusion in Planning Application 2011/1828/P would surely have resulted in refusal of Planning Application 2011/1828/P, I have to add that the introduction of this further planning application 2013/5581/P arguably constitutes an abuse of the planning process.

In conclusion, I affirm that the amendment does not comply with Camden's Development Policies or the Management Strategy for the Elsworthy Conservation Area and should, therefore, be refused.

Yours faithfully

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