

Bea Tormey and Francesco Liberatore

RECEIVED
13 SEP 2013

Rachel Miller
Planning Case Officer
Camden Planning Development Management Team
Town Hall Extension
Argyle Street, LONDON WC1H 8ND

13 September 2013

Dear Ms Miller

18 Dartmouth Park Road - Planning application 2013/3424/P

We refer to the letter from our neighbours dated 28 August 2013 commenting on our planning application in respect of 18 Dartmouth Park Road.

We note that the comments were received after the closing of the consultation period. We also note for completeness that, by letter dated 2 June 2013, we provided our neighbours with copies of our plans and notified them that we were lodging them with Camden Council (copy of letter and attachments enclosed). We also enclose a copy of our neighbours' response to our letter dated 10 August 2013. As the emails show, we were not aware that our neighbours were intending to be away over the summer until we received their email on 10 August 2013.

In terms of the substance of the 28 August letter, we make the following points in response, using the same paragraph numbering for ease of reference:

1. We do not agree that an extension that extends our rear wall by only 1.181 metres is disproportionate to the size of the building. As we are extending the rear wall out to the same level as the building to which it is attached at Number 16, we also fail to see how this can be out of symmetry with Number 16.
2. Neither of the windows or proposed new door will overlook our neighbours' property as, after excavation, they will be well below the existing fence line. As such, there will be no direct line of sight from any of them to our neighbours' property. In terms of any light pollution, the fact that the windows and door will be well below the fence line should minimise any light pollution concerns. The top of the proposed windows are at the same level as the top of the existing windows. The new door will be solid and one of the new windows is simply a downwards enlargement of an existing one by only 750mm which, again, should also alleviate any light pollution concerns. Both proposed new windows will be opaque which should also eliminate any privacy concerns. Although we respect and are keen to understand our neighbours' concerns, it appears to us that the only windows of theirs which could conceivably be affected by any light pollution are two small windows overlooking our property on their side wall, one of which is opaque. Neither


appear to open on to key living or sleeping space or to be "key" windows as suggested. We note that a similar side window to the new one proposed adjacent to the new side door was approved in respect of 16 Dartmouth Park Road.

3. We believe the rooflights are in line with those approved in other properties, including at 16 Dartmouth Park Road. We do not believe that the rooflights at the side will cause any light pollution in respect of our neighbours' property – the only second floor window of our neighbours' which is on the side of the property facing the proposed rooflight appears to be a small bathroom window.
4. The proposed rear door should not be visible or at least not visible in any material way from our neighbours' property given that their side return extends 2.2m past the end of the proposed new side return of our proposed extension and 1m past the arc of the door when opened. We note generally in relation to the comment that "the new proposed elevations will not [sic] be visible from the rear of our property and will overlook our garden and property" that the proposed extension will not in fact extend beyond the length of our neighbours' double height side return so visibility of them from the neighbouring property will be limited. As to overlooking, again there is nothing in our plans that increases the extent to which our neighbours' property or garden is overlooked

While we respect and are keen to hear and understand our neighbours' concerns, we do not consider that they are such as to warrant a change in our current application. We note that we have also shared our plans with our neighbours at 16 Dartmouth Park Road to whose property our property is attached. They have not raised any objection to the plans and we understand they are supportive of them.

We thank you for your continued consideration of our application.

Yours sincerely




COPY

Bea Tormey and Francesco Liberatore



Our neighbours



2 June 2013

Just a quick note to introduce ourselves and to keep you up to date with our plans for 18 Darmouth Park Road. We are two lawyers currently living in West Hampstead with our three year old daughter, Greta, and 16 month old son, Luca. Since purchasing the property at the end of January, we have been working with our architect, Phil Coffey, on plans to renovate it, including to extend it at the rear and integrate the current lower ground floor flat into the rest of the house to form a single dwelling.

As you will appreciate from looking at the property, this is going to involve a fair amount of work when the builders start on site - which is not likely to be for some months. We are conscious that this is not a prospect any neighbour will relish and for that we want to apologise in advance. We also want to reassure you that we will do everything in our power to keep any disruption to an absolute minimum; to consult with you on anything that is likely to impact you directly and to generally try to be good neighbours.

In that spirit, we attach for your information copies of the plans we are lodging with Camden Council. We hope you will see that we are not attempting anything radical or anything that should impinge on your current enjoyment of your own property. We would be more than happy to talk them through with you or answer any questions you may have. As you will have gathered, we are not currently living in the property but are not far away and visit regularly to keep an eye on it. We would be more than happy to meet you at the house and show you around with the plans should you be interested or otherwise discuss any aspect of them.

In the meantime, please feel free to call or email us using the details set out above. We very much look forward to meeting you in due course and to moving to the neighbourhood.

Kind regards



Bea & Francesco

Fwd: Thanks for your letter

4 messages

Sat, Aug 10, 2013 at 8:15 PM

I'm so sorry, I thought this has gone weeks ago! We've been abroad since mid June so don't know if there's any update on your building plans. We'll be back on 19th and it would great to have you over for a drink if you're free around then or just after the bank holiday.

Best wishes
Hermione

Sent from my iPhone

Begin forwarded message:

From: Hermione Ireland
Date: 10 August 2013 12:05:17 PM
Subject: Fwd: Thanks for your letter

Sent from my iPhone

Begin forwarded message:

Date: 10 June 2013 04:26:27 MST
Subject: Thanks for your letter

Dear Bea and Francesco,

Thank you for your letter and plans from last week. I just wanted to acknowledge receipt and to say hello, so you have our email addresses. We will be away for most of the summer so it would be great if you could let us know of any changes to your plans. It would be great to know more about timing as well, and protection along the party wall, particularly for our plants.

thanks very much and look forward to meeting you in due course.

best wishes,
Hermione Ireland