

Gentet, Matthias

From: [REDACTED]
Sent: 04 September 2013 15:46
To: Planning
Cc: herman.tribelnig; Gloucester Avenue; Sue Byrne; Pamela Matthews; Steven Joseph
Subject: Re: Confirmation of complaint receipt, reference 'CA\2013\ENQ\06215'. - 2013/5/11/P

Follow Up Flag: Follow up
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Thank you

I would like to raise two further points. Firstly, surely existing residents have 'right to view' and it would be illegal against planning law to install windows that would closely overlook the interiors of facing properties. Secondly, any plans to increase the height of the present Utopia Village buildings would restrict light to homes in Gloucester Avenue. I seem to remember that some time ago Camden Council issued a planning restriction forbidding any increase in the height of the Utopia Village buildings.

I am not a car driver, but must nevertheless make the point that if the development were to go ahead unmanageable parking problems would be created.

Dorothy Sharp

on 04/09/2013 15:12, env.devcon@camden.gov.uk at env.devcon@camden.gov.uk wrote:

> Reference CA\2013\ENQ\06215
>
> Flat 1 (Garden Flat), 111 Gloucester Avenue, opposite proposed
> development As above Gloucester Avenue Primrose Hill London London
> NW1 8LB
>
> 1. The proposed change of use from around 27 units of office space to
> 57 RESIDENTIAL UNITS is an over-development of the Utopia site.
> Together with the large amount of recent residential development in
> Primrose Hill, the proposal will lead to further OVER-DEVELOPMENT OF
> THE CONSERVATION AREA. Such a high density of residential units and
> corresponding loss of business units will destroy the balance of use,
> threatening the unique character of the PRIMROSE HILL CONSERVATION AREA.
> (<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-enviro>
> t-enviro
> nment/conservation-and-listed-buildings/)

2. Kitchen and living areas proposed on the first floor and bedrooms on the ground floor such high density will be detrimental to the amenity currently enjoyed by existing residents through increase noise from roof and other windows particularly at evenings and weekends etc. Residents seek assurances and further consultation on building design and specifications.

3. DRAWINGS CONTAIN SERIOUS INACCURACIES including

- > Positioning of surrounding houses at the boundary is inaccurate;
- > Position of roof windows facing other houses on drawings are highly INACCURATE, currently reporting many more windows than they have at the moment. Utopia has previously turned ventilation openings in their

- > walls that back onto residents' homes into opening windows previously without consultation.
- > Residents seek assurances and to be consulted on details of design and
- > building specifications that potentially affect noise, overlooking and
- > light pollution.
- >
- > Dear Mrs Dorothy Sharp,
- >
- > Thank you for your report of an alleged breach of planning control.
- >
- > Please contact the Planning department for progress on the investigation.
- >
- > Regards,
- > Planning.

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Merriton Sharp
111 Gloucester Avenue
Regent's Park
London NW1 8LB

