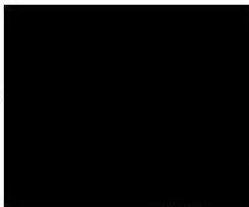
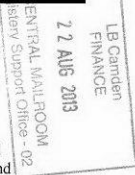


Regeneration & Planning Development Management
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Application Ref: 2013/3877/P
Planning Application for 41 Fortress Rd, London, NW5 1AD



Dear Mr. McDonald,

I am writing regarding the proposed planning application. The property has had applications associated with it in 2000, 2005, 2007, 2011 and 2012 to which I and other residents strongly objected. Camden Council henceforth upheld these objections.

Whilst I am glad to see that a lot more thought has gone into this new application by the new owners there are a number of serious concerns that I have with it.

I am the owner of Flat 10, 45 Fortress Road, above number 43, which is at the south-east corner of my building on the second floor, immediately next to the application building.

I would like to state my objections to this scheme for the following reasons:

1. The new development is detrimental to my property, privacy and sunlight/daylight.

Sunlight and Daylight:

The new pitched roof, which creates a new fifth floor, will significantly cut off anew my view to the rear and in particular reduce the daylight and sunlight to all of my windows and in particular my bedroom window and to the window in Flat 9.

By narrowing even more space outside my windows I will feel enclosed and cut in. In short, this new second floor will severely cut into my sunlight angles.

This will particularly be the case in the winter evenings when the sun is low and enters directly into and throughout my flat. This will reduce the quality of life that myself and my family enjoy in our home.

Although the application includes a light assessment it only mentions the impact upon an already largely obscured basement window in the lower ground floor of our building and makes no mention or study of the impact on

the four windows on the second floor facing number 41. This does not seem to be in line with the Daylight and Sunlight Assessment required of applications by Camden Council.

Privacy: re. Proposed First Floor and Loft Plans: 394-A-003.

This shows a proposed 'Rooflight' which faces directly onto my side windows, just a couple of meters away, and which at head height will be an intrusion of my privacy.

3. The structure of the new building: this rests on my building. Permission has not been given for this.
4. Noise and Light: The noise from people using a new front door to access the flat, now added immediately next to my building, will be audible in my own flat. The upward facing lighting will also be a possible source of light pollution. I am of the opinion that street lighting should be facing downward, not upward to minimise its wider environmental impact.
5. Traffic congestion will again increase. No parking was provided for the approved development of the Methodist Church (up to 52 people) and the proposed development at 41 Fortress Road will increase this problem due to increasing the units of accommodation. There is no parking provision in these plans. Fortress Road is already extremely busy and there is no available car parking on the street during the day. This will further congest the parking on this road within the borough generally, which is already very difficult.

I believe the new application with its extra units of accommodation proposes a too high increase in population density for this particular locale.

I consider that the proposed scheme is an over-development which is detrimental to my amenities and is unacceptable. In particular, the proposed new pitched roof would confine the space next to my windows and restrict Daylight and Sunlight to an unacceptable degree.

You are welcome to visit my flat and to see for yourself the effect of the proposed scheme. Please keep me informed on the progress of this application and of any amendments.

