



Angela Ryan

Regeneration and Planning Development Management

London Borough of Camden

Town Hall

Judd Street

London WC1H 8ND

**Re: Objections to Planning application, REF2013/3633/P**

Dear Angela,

Please find my objections to the planning application Reference 2013/3633/P outlined below.

**EXTENSION TO THE LOWER GROUND FLOOR FLAT:**

**The Appearance:**

The appearance of our property will adversely affected by adding so much bulk to the ground floor level because it will cause a major loss of the existing garden. It will also cause some loss of sunlight to the neighbouring properties which will have a negative effect on the surrounding greenery.

**Size of the Extension**

The amount of extra building being added is excessive and not in keeping with the other extensions in this area. The current bathroom extension at the lower ground floor flat is already further out than any of the extensions of our neighbouring properties.

The view from both my rear bedroom window and to a lesser extent the upper kitchen window will overlook some substantial areas of roof where currently there is only one relatively small extension below the first floor neighbour's bathroom window. The plants and foliage which have been proposed to shield the bulk and size of the extension may not have much of a concealing effect during the winter months and there is no guarantee to the upkeep of these plants.

### **Glazed Roof**

Light pollution is a concern from the 5 large glazed skylights directly below the ground floor flat. This will not only affect light pouring into my bedroom window at the back of the flat at night but also blinding sunlight being reflected into the back of the house during the daytime.

I am strongly opposed to the use of a glazed roof in such close proximity to the neighbouring houses because of the unwanted views it creates into private living spaces.

### **OUTHOUSE/OFFICE:**

#### **Loss of Privacy:**

The proposed office will face directly towards my bedroom and bathroom window as well as overlooking the neighbouring gardens and properties. Currently there are no buildings facing this direction, and so my loss of privacy will be significant.

#### **Light pollution:**

This will be the first permanent building with electricity at the end of a garden in this area. At present there are only wooden garden sheds and no permanent buildings in any of the gardens in this area.

I oppose the addition of an office because it will change part of our property from residential to commercial.

### **OVERALL CONCERNS**

The plans which we have been asked to respond to, I feel, will over develop the property and put at risk the balance between a non-claustrophobic and green outlook from the rear of the property against the busy main road, including a bus route, outside the front of the house. Having owned my flat for twelve years I can't emphasize enough how vital the calmness of the entire back gardens of Leighton Road are. They act as a lung for our communal wellbeing and any building development made in this area needs to be

tentatively approached which I feel these plans in their current manifestation have not been.

Without the experiential knowledge of living for some time in Leighton Road and the environmental considerations mentioned above I fear a land rush of building work and developments opening up in the gardens, the gardens which presently I can see and enjoy to the left and right from my back windows. In London this is invaluable and is an essential aspect to the property which I feel deserves protecting.

Edward Farrell

