



From: Michaela Matheson [REDACTED]
Sent: 24 May 2013 14:45
To: Le Mare, Ben
Subject: Tybalds Estate - Planning Application - Ref 2013/1014/P

Ben Le Mare
Regeneration and Planning Development Management
London Borough of Camden
Town Hall,
Judd Street
London WC1H 8ND

Re: Tybalds Estate - Planning Application - Ref 2013/1014/P

Dear Mr. Le Mare,

We wish to make you aware of a number of strong objections we have with regard to the proposed development of additional property on open space of the Tybalds Estate, application number reference above. As an immediate neighbour (26c Orde Hall Street) to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our standard of living. Our objections are as follows:

1. Loss of outlook

The current outlook of our flat is over the open space north east of Chancellor's Court, which means we are enjoying views of the playground, three wonderful trees and lots of sky.

The planning application proposes to replace this view by a three storey mews house in very close proximity.

We see this as significant loss of our amenity.

2. Loss of privacy and overlooking

The close proximity of the Eastern Mews house and floor plan design of the second floor flat 1.A.9 will result in total loss of privacy for 26c.

The two windows of 26c facing Orde Hall Street belong to our living/ dining room and playroom for our kids, a room in which we as a family spend a lot of time.

The proposed Eastern Mews house 2nd floor flat will have their kitchen/ living room windows directly orientated to our living room, the two living rooms would be facing each other and

directly look into each other. Again we see this as significant loss of our amenity.

3. Loss of daylight

26c will lose some daylight as stated in the "Sunlight and Daylight Assessment" and will also lose some direct sunlight as being blocked by the new building mass.

(26a will have according to the "Sunlight and Daylight Assessment" the Vertical Sky Component reduced to less than 0.8. How can this be acceptable?)

We feel that the proposed development doesn't consider Camden Development Policy DP26 (Managing the impact of development on occupiers and neighbours) which states that:

"The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking
- b) overshadowing and outlook
- c) sunlight, daylight and artificial light levels"

All of these factors have clearly not been met by the Tybalds Estate Planning application.

We therefore respectfully request that the application for planning be rejected.

Please keep us informed of all developments in the application.

Yours sincerely,

Michaela Matheson

