

Gideon Whittingham
Regeneration and Planning
London Borough of Camden
Town Hall, Judd Street
London WC1H 8ND



26th April 2013

Dear Gideon,

Planning Application Number 2013/1611/P, located at 16 Alma Street London NW53DJ

These are my objections to the above application.

Height and projection of the extension: I think that the overall proposals are very large in terms of how much additional space would be created, particularly when Alma Street is in a conservation area. Wouldn't this detract from the historic building patterns created along the rear of all the houses in Alma Street?

I read a good email from a Planning Officer named Craig Raybould. The email was is the application paperwork and I liked what it said. Craig said that it was important to respect the architecture of the terraces on Alma Street and that if one applicant were granted a big rear extension, and then this would set a precedent for many more tall and big rear extensions to be permitted in the future. Please don't approve this application because it would open the floodgates to lots more of these applications in the future.

Amenity, loss of daylight and sunlight: If a tall and bulky extension is built, I worry that I will lose some light from the lower windows in my home. I can see from the plans that the tall part of the extension is located away from my property so the light lost to me may be a lot less than what 17 Alma Street will lose, but I really do worry that if you approve the plans at 16 Alma Street, then maybe Camden Council will be obliged to then approve other tall and bulky rear extensions in the street in the future and maybe one day a tall and bulky extension will be approved for 14 Alma Street and I will have to fight for my rights for daylight and sunlight.

I read the report for daylight and sunlight made by a surveyor working for the applicant. It was complicated and I didn't understand how most of the report really went. But I understood the conclusion and it said that the new extension wouldn't really affect the light to 17 Alma Street. Anyone can tell you that this conclusion isn't true and that the tall and bulky extension would affect the light at 17 Alma Street a lot. The report doesn't seem right.

As I mentioned above, I may not be badly affected by any loss of light that the proposed extension will cause, but my big worry is that if one house were granted a tall and bulky rear extension, then this would set a precedent for many more tall and bulky rear extensions to be permitted in Alma Street in the future, thus causing loss of light to many more homes. Please don't approve this application because it would open the floodgates to lots more of these applications in the future.

Do I lose privacy? Do other neighbours lose privacy? The rear extension doesn't show if there is too much glazing and if there is excessive glazing. The privacy of my garden as well as the gardens of other neighbours would be compromised. The extension is too bulky and tall.

People with disabilities and small children: There are many small children and people with disabilities living on Alma Street, including two wheelchair users across the road from me and three doors up. The new French school and the local primary school, both located within 120 metres of Alma Street, mean that many kids are travelling up and down Alma Street a lot. I don't want to see all kinds of building vehicles at all times of the day moving up and down Alma Street and affecting those who need a bit more space and protection from these kinds of risks. Believe it or not, there's a real traditional community feel amongst the neighbours in the Inkerman Conservation Area and the majority of us living here work hard to maintain that delicate balance and none of us want to lose it.

If the basement of 16 Alma Street is dug out, the problem will only be greater. My wife and I appreciate quiet Alma Street where the noise levels are low and the air is relatively clear. All of the people mentioned above as well as my wife and I would be affected by the excessive basement building works that would result in poorer air quality and additional footpath / street safety issues. We would all be put under great strain and distress.

Street Parking and Traffic: While building works would be happening, parking in Alma Street would be affected, particularly when you have so many delivery and building trucks coming in and out. Alma Street is a narrow street and there would also be a lot of congestion in the one lane that has to cater for two-way traffic.

The Building application doesn't offer any solutions to traffic and parking issues that are particularly important when someone is digging out their basement and replacing it with loads of concrete and other materials.

Please consider my objections above and reject the above planning application completely.



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