

From Councillor Sian Berry, Highgate Ward

Objection to Planning Application: 2014/4257/P
Flat B 10 St Alban's Road London NW5 1RD



I am writing to object to the proposal for the addition of a roof terrace and side dormer extension in this application.

As ward councillor, I have been contacted by a number of residents of St Albans Road and Swain's Lane, which the property backs onto, concerned about a number of aspects of the plans, principally the loss of light, outlook and privacy that the works would result in and concerns about noise.

In particular, residents at 12-14 St Albans Road are concerned about privacy and light, as the proposed extension would face directly onto their homes at a distance of only a few metres from the existing windows in the topmost flat, and the terrace and extension would enclose and block light from their communal garden.

I have also received a number of comments from residents of Swain's Lane concerned about overlooking from the new terrace, along with similar problems with loss of light, and from residents in St Albans Road concerned about parking pressure with the increased capacity of the property, and about the impact of construction traffic.

All residents are concerned about noise from the terrace, as the property has previously been let out as a flatshare, resulting in noise problems even without the external social space that the terrace would add.

The addition of a side dormer extension also appears to be very unusual, and would be unique on this stretch of St Albans Road, making the plans not in keeping with the design of the surrounding buildings and detrimental to the wider Conservation Area.

In brief, I believe the proposals contravene a number of Camden planning policies, and that they should be rejected for these reasons:

- **Obstructing light and views for surrounding residents and creating a sense of enclosure:** DP 26 – impact on occupiers and neighbours
- **Impact on the privacy and quiet enjoyment of neighbours:** DP26 – impact on occupiers and neighbours and DP28 – noise and vibration
- **Not being in keeping with the current buildings in terms of bulk and form:** DP 24 – securing high quality design, DP25 – conserving Camden's heritage

I urge the Council to reject these plans as they would breach these policies and cause harm to the local community and Conservation Area.

August 2014