

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/4257/P	monique	flat f 14 St. Albans Road highgate london nw5 1rd	21/08/2014 15:30:26	COMMNT	<p>Dear Planning Officer,</p> <p>Reg Flat b, 10 St. Albans Road NW5 1RD APP. REF. 2014/4257/P.</p> <p>We are writing to object to the plans for the proposed work to the above property. We have lived at flat f ,12-14 St.Albans road for over 22 years. We are situated at the rear of the property on the first floor, right next to where the intended works would take place.</p> <p>We feel the planned roof terrace and side dormer extensions would not be inkeeping with the style and character that is expected in the Dartmouth Park Conservation Area. Which is appreciated and favoured for its open skylines and sloping roofs.</p> <p>On a personal level it will affect us tremendously. As our home is situated on the northwest of the building, both the side and rear dormers and roof terrace will restrict sunlight and daylight into our home. Our bedroom and kitchen are the only rooms in our home that benefit from any sunlight and these rooms are facing number 10. We have an internal window in our bedroom to benefit any daylight coming through to light up our hallway. Our bedroom is a peaceful haven which benefits from sunlight and at present has pleasant views of the nearby trees and skylight. I really appreciate this enviroment when i cannot face going out. I feel this has a great impact on my wellbeing and mental health.</p> <p>This would not be the only factor , we would also lose any privacy in the bedroom, as the terrace looks directly onto not only our bedroom ,but also our bed, which cannot be resituated in the room. We would feel greatly imposed and would not in any way be able to relax with people only feet away having such a view into our bedroom. We also leave our window open to some degree as to ventilate the room, also we leave the blind up so far at night so to let some degree of light in . At present our bedroom as should be with a bedroom, has a great deal of privacy. Number 10bs bathroom and toilet window overlooking,these windows are frosted, however if the plans go ahead this bathroom could become a bedroom in which case we presume plain glass would be used, adding more to our stress and lack of privacy. The planned side dormer also looks onto our bedroom and is situated around only 9 feet away. We would be overlooked very closley in so many ways. We would feel very vunerable and undignified and self concious in our bedroom due to being over looked and also over heard from the open roof terrace and door leading</p>

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to it ,also the side dormer. It just feels totally unacceptable.

The terrace also looks directly onto our kitchen, so we would lose privacy there, as well as any daylight . If we need to use more lighting and energy this would increase costs of our bills, that we simply cannot afford. whilst adding more of a strain on the enviroment. We also rely on the sunlight in the kitchen to air our laundry.

We have a communal garden at the rear of the house that all 11 flats situated here can use. We have worked hard to maintain these. This will most likely lose some sun/daylight which is a great advantage for residents airing their laundry. If the work goes ahead we will also lose some privacy in the garden. As we are a communal household with shared gardens we try at all times to be aware of each others privacy and peace and quiet. We are concious of certain boundries and acceptable times in which to use such communal areas to maintain a peaceful living enviroment. As we also have a 6 flat social housing block to the rear of the garden to expand peoples houses and in this case convert the loft area for added financial gain,will just overpopulate the area more so,

Number 10 is an ex council house, with the ground floor (A) still owned and let by the council. Flat B has in the past been let out to professional groups of people, who would have parties and social gatherings in the flat. into the early hours. They would also open the kitchen door at the side of the house and spill out onto the tiny balcony which is situated around 9 feet away from our bedroom window.

Many a night we would have to move to the lounge to the rear of our house to get a half decent sleep. We feel the roof terrace could be used in much the same way.

We would be happy for someone to visit us in our home .

Yours

Sincerely M

OSullivan & K

Bowes

monique_osullivan@operamail.com

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2014/4257/P	Elizabeth Norden	Flat H 14 st albans road	21/08/2014 10:08:52	OBJEMPER	<p>Flat H</p> <p>14 St Albans Road</p> <p>London NW5 1RD</p> <p>Dear sir/madam</p> <p>I live in Flat H, 12-14 St Albans Road: A Circle Housing property with 11 flats directly next to number 10.</p> <p>I am a freelance piano teacher and photographer, residing at St Albans Road for the last 6 years. I have been a Camden resident since 1995</p> <p>I am objecting to the proposed planning application of 10b St Albans road for the following reasons.</p> <p>1) PRIVACY:</p> <p>The proposed terrace will look directly down onto the main seating area of the communal gardens of Flats 12-14.</p> <p>These gardens are truly communal and in the past 6 years serious effort and expense has been put into developing them. Residents of most of the flats play some part in developing and maintaining the gardens.</p> <p>In the last couple of years a large area of decking has been installed. Around here is where people sit in the sun which appears above number 10 from about noon. The area was also chosen because of privacy mainly provided by trees from other directions. The proposed terrace is in exactly the position where we look up to see the early afternoon sun. Currently we see no-one there. With the proposed terrace, people will be looking down on us.</p> <p>I am concerned that this will reduce my likelihood to use the garden if I know that people can be "watching me". I have a history of mental illness and the use of a garden when I have at times not had the ability to use the local park is paramount to my health.</p> <p>2) CONSERVATION:</p> <p>With my interest in the arts, I am concerned that the proposed scheme is also adjusting the design and natural beauty of the building. I frequently see people staring up in admiration at the varied architectural styles all around us. Twice I have seen student groups, one a young school group being</p>

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educated another older art students all sketching the buildings. In short, this is a conservation area that we live in. I had a look at Camden's "Dartmouth Park Conservation Area Appraisal and Management Strategy" (2009). Section 7.94 St Albans Road (western end) describes the wonders of our street. 7.94 appears to be easily the longest section in the entire document covering our few hundred yards of street (The only negative reference was to the side extension to number 4). Our houses, 6-18 are described as "large semi-detached houses, each with its own style. They are linked by their scale, two storeys, and some share details such as gables, stucco, tiled roofs, tall chimneys." I feel the addition of the side dormer will greatly diminish the appearance of the numbers 8&10 semis. Number 8 has had a loft conversion which brought extra housing into use but does not dramatically alter the unique appearance of our street. Could not number 10 be done in the same way? The problem here seems to be the terrace. For me it would look out of place and unattractive sitting where it is proposed. It seems to be real problem with this development. Without it, number 10 could be developed just as number 8 was.

Pertinent to some of the below is the fact that the property is "Under Offer" at Fitzroy's real estate asking £849,950. The four bedrooms suggest a buy-to-let but a family could buy.

3) INCREASED PRESSURE ON RESIDENTS' CURRENT RESOURCES :

I am also concerned that there will be an extra strain on the resources on this road, namely parking. I'm sure you can confirm with Camden's Transport and Streets department that in recent years there have been few, if any, resident parking permits in 10b. I understand the key workers living there mainly used public transport. One extra bedroom doesn't seem like much increase but if it were to attract much wealthier tenants then that usually brings cars. On the other hand, if it were to be sold to a large family then two or more cars would be highly likely. Unlike most of the family houses in the street 10b has no drive to park in and the ground floor tenant maintains the garden.

The street's parking facilities are stretched at the best of times and in recent years our road has been subject to increasingly heavy parking due to many visitors to the very popular Swains Lane eateries and Hampstead Heath using our road to park. This in turn forces residents of this road, visitors and contractors to park sometimes 2 streets away.

The people most hit by this at 12-14 are 2 flats who have cars because they have children. I also have clients who are forced to park several roads away. This would be a curtailment on a business that I run for the community and for the future of children and education within Camden.

4) MIXED RANGE OF RESIDENTS:

I note that Camden is interested in a range of residents and where possible to protect and promote a mix of residents which is enhanced by there being affordable housing and a range of rent options. The local

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aspect to this is found in a recent quote from Sally Gimson, Camden's Cabinet member for Sustainability and the Environment and a local councillor. From the Camden New Journal of the 31st July 2014 (page 14).

<http://www.dartmouthpark.org/DPCAAC/news/swains>

"Dartmouth Park is increasingly becoming a place where only the very rich can live." she said "In every planning scheme we should be making sure there is some attempt to create a mixed community and not just build out everyone but the very wealthy"

In recent years the increase in property prices even within the slump of the housing market has still forced the pricing of the property market to attract the very residents who will be the upper tier of wealth and options that this entails. If someone buys this property to develop it and live here they will be wealthy.

On the other hand if it continues to be rented out I can only hazard a guess at the rent increase required to recuperate the huge cost of this proposed building plan.

Either way, clearly the terrace would be the main feature responsible for the increase in rentable (value). As a result only residents of increasing wealth will afford to live here and thereby increase the exclusivity of the community and not attract a mix of residents and is not in keeping with the wide variety of residents that are normally associated with Camden and that the borough aspires to.

SUMMARY:

Please I would urge you to reject this application as it is. At the very least reject the terrace which is the root of nearly all of the problems: privacy, and (mainly for others) potential noise and loss of light. Without the terrace, the development could be done just as number 8's was, maintaining the character and symmetry of the front of the building while producing just as much accommodation. Then the dramatic reduction in the cost of the development would also keep rents down and reduce the erosion of the mixed community.

Yours sincerely

Elizabeth Norden

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2014/4257/P	Christopher Cooke	Flat A 10 St Alban's Road London NW5 1RD	20/08/2014 18:36:33	OBJ	<p>My flat (10A) occupies the whole of the ground floor of this property and I strongly object to this planning application on the following grounds:</p> <ul style="list-style-type: none"> • Loss of Privacy: the close proximity of the proposed roof terrace would directly overlook my (sole use) garden in which I spend hours cultivating produce and relaxing; this intrusion would ruin the peace and tranquillity I currently enjoy, which is extremely important to me as I suffer with specific health issues. • Loss of daylight or sunlight: the balustrade panels of the roof terrace would cast additional shade over the garden, plus offering the potential for additional storage of large items eg deckchairs, pot plants etc. resulting in loss of even more light. . The side dormer would block some of the little light that gets down between the buildings and could block some direct sunlight that reaches my flat. • Degradation of a Conservation Area: the removal of the decorative Edwardian red brick chimney stack is tantamount to vandalism. It would ruin the symmetry of the building and destroy the character of the external features of the house which is in a conservation area. • Noise Nuisance: the open roof terrace would inevitably introduce external noise when in use, and if converted to a 4-bedroom flat (possibly flat share as in the past) then the noise could be a serious problem, especially around the back where it is usually quiet. Inside additional disturbance overhead would affect me badly as the proposed terrace would be built directly over the ceiling of my rear scullery and bathroom, which is currently free from overhead activity. • Traffic and parking issues: converting the property from 3 to 4 bedrooms could lead to exacerbating severe existing parking problems for residents, visitors, contractors and deliveries. The property has no garage and increasing the occupancy could result in the potential for multiple resident drivers with vehicles. If it were to become a 4 bedroom family home that usually means 2 or even 3 cars. There is no potential for a drive or hard standing at the front as I (as tenant of 10A) have sole use of the front garden. Another flat share could potentially introduce anything up to 4 new cars. • Design, size, height and layout: the dormer window is completely out of character with the existing building and would degrade the original style and design. It would certainly intrude on the privacy of the adjacent property. • External appearance and materials: the proposed opaque balustrade perimeter panels are totally alien to the construction of the house and completely unsympathetic with the general appearance of the area. <p>I will be forwarding photographs to support my objection separately by email</p>

2014/4257/P	Christopher Cooke	Flat A 10 St Alban's Road London NW5 1RD	20/08/2014 18:36:10	OBJ
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