

October 8, 2014

Olivier Nelson  
Camden  
Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

**Planning Application: 2014/5723/P**

Dear Mr Nelson,

I write with regard to the above application for proposed works at 1 Berkley Rd, London, NW18XX for the addition of a rear extension at lower ground floor level, installation of windows on the side elevation and installation of railings at the front elevation, in association with the conversion of an existing single dwelling family house to 2 maisonettes (1x1 bedroom and 1x 2/3 bedrooms).

I live immediately next door to this property and have an adjoining wall. I am very concerned about the changes to the occupation of the property and how it affects noise levels, privacy and security for my property.

My main concern is that there is a proposal for a living and kitchen space in what will be the first and second floor flat and which is next to my bedroom floor. Currently I do hear noise from the property such as musical practise, TV and from dinner parties but any noise is from the living areas on the same floors as mine and has not disturbed my sleep. One reasonably accepts that there will be a certain amount of mutual noise from adjoining houses and of course tolerate each other. However, the proposed conversion would mean that in the new flat on the first and second floors there will be a kitchen living and dining space adjacent to my bedroom and this could mean disturbed sleep especially in the summer with windows open.

I note also the proposed addition of railings to the front elevation on this floor (first floor). This will enable the occupants to sit on a balcony immediately outside my bedroom window. My concern here is that on summer evenings and mornings those two front large windows will be open and with this change of use I will be able to hear TVs and conversations. Also it will be possible to see into my bedroom from any balcony there and there will be a loss of privacy as well as an increased security risk. I also worry about being able to smell cigarette smoke in my bedroom if the occupants were smokers.

There is already a roof terrace to the rear of this property leading from a bedroom and which will therefore lead from the proposed study/bedroom three of the first and second floor flat. It is currently rarely used but if it is to be the outside space of this new dwelling then it is likely to get used more. This is also of concern re noise levels cigarette smoke etc in the warmer months.

So in conclusion the general propensity for noise will increase as a result of the property having two different sets of occupants and this is a worry as it affects on privacy. I am afraid therefore I must object to the planning application.

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Personally I think it would be a shame to lose this property as a lovely family house especially as there is a shortage of family homes in the area and as it stands this house would be in huge demand. Mr and Mrs Roberts have not discussed the content of these plans with me but I assume the intention is for them to live in the lower two floors and sell off or rent the upper floors. I understand they have lived in the property a number of years and now wish to downsize but also remain in the property, but it will be me who will be inconvenienced by this and of course the works. Whilst building works are short lived the outcome will be forever and I will be living next door to a revised dwelling situation. I can already hear the TV and conversations from the upper flat on the other adjoining wall but thank fully there is no balcony on that side. It was a huge plus when I bought this house that there was a house to one side as having lived sandwiched between flats where I lived previously on Gloucester Avenue I found the noise levels an issue.

I would like to be able to say that that IF it was just internal works and it could be guaranteed there would be *effective* sound proofing as a condition of the development my concerns would be less. However, because the shared area above the front porch can be accessed with or without railings (the addition of proposed railings, now or at a later date, at the front making it a definite balcony) and because this floor will become a living area according to these proposals, I have to remain firmly opposed to this application on the grounds of my concerns regarding invasion of privacy, increased noise and security risks.

I also think it's a shame to convert the property. I am sad that this proposal has been submitted as it has put me in the difficult position of having to write this letter. I did not expect to be faced with this when I bought my property.

Do let me know if you need anything further and I would be happy for you to visit my property so you can visualise the concerns I have.

Kind Regards,



Carol Doughty

