



31 October 2014

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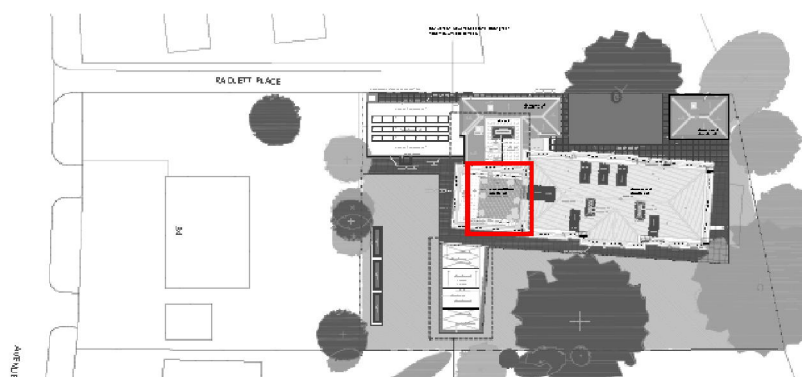
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Dear Mr Heather

CAMDEN: 1 RADLETT PLACE LONDON NW8 6BT- 2014/5856/P

This letter objects to the proposal in minor amendment application 2014/5856/P that seeks consent for the addition of a balustrade at second floor level to allow for its use as a roof terrace and a consequent reduction in the extent of the green roof and an increase in area of brown roof at No. 1 Radlett Place.

It is submitted on behalf of Mr and Mrs Massey who live at No. 34 Avenue Road. No 34 adjoins the application site to the west. Its garden is about 18m from the proposed balcony (indicated in red below) and the house is about 40m from it.



The photo below was submitted with the application. It shows the view from the proposed balcony and clearly highlights the problem the Masseys face.

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The first floor window circled in red (that is plainly visible from the site of the proposed balcony) lights their principal bedroom that they have used for many years. They often have breakfast on the balcony that can be seen in front of it because it is easily accessed through French windows and is east facing and so gets the morning sun.

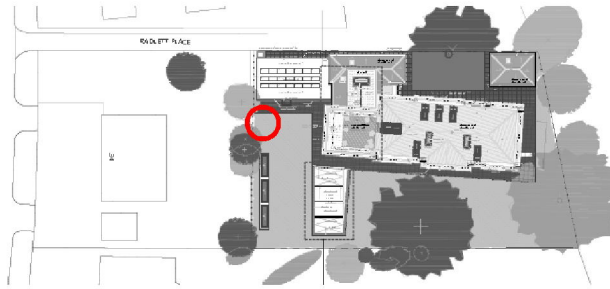
The proposed balcony and balustrade will, even when there is no one there, plainly give a profound sense of the possibility of being overlooked. It will also catch the morning summer sun and anyone having breakfast on it will be looking down on the Masseys doing the same thing. This would have an intolerable adverse effect on their amenity.

The proposal is also a very large balcony. It has an indicated area of about 100sqm within the dotted lines on the application elevations – an ideal area for parties. The Masseys are getting on and the prospect of noise and disturbance from the proposal will obviously have a significant effect on their ability to sleep in their bedroom.

The trees that are visible along the common boundary in the applicant's photo still exist. However, a willow and two lilacs along it have recently died as a result of the effect on their roots of the excavation necessary to create the new wall between the properties. This reduction in the tree screen has increased the general sense of the proximity of the new house to No 34.

The Masseys do not want to be bad neighbours but are most concerned about the points identified above. They suggest they could be addressed by planting a semi-mature evergreen similar to the ones visible in the photo to block the view between the proposed balcony and their bedroom.

This could be achieved by imposing a condition on any consent that issues along the lines of: *before use of the balcony commences a semi-mature evergreen should be planted in the position marked on the application plan (700) 003 PL03 below.*



I would be very glad to discuss this objection with you. Please let me know in due course whether it is proposed to deal with this application under delegated powers or at Committee.

Yours sincerely

Mike Burroughs

Michael Burroughs Associates