

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7602/P	Jonathan & Maya Wolf	11 Dynham Road London NW6 2NS	31/12/2014 23:16:57	OBJ	<p>We and our young son live at 11 Dynham Road, and would like to object to this development in the strongest terms available to us. Our objection stems primarily from the heavy adverse effect on the residential amenity of direct neighbours like ourselves: our houses are just a few metres from a development that we feel would be more appropriately called a “viewing gallery”. However my wife and I see in total 5 objections:</p> <ol style="list-style-type: none"> <li>1. This development will lead to a dramatic loss of privacy. As you can see from the plans submitted, the extension is just a couple of meters from the back fence that 5 Hemstal Road shares with our property, and our house is only a couple of meters on the other side of this fence. This means that the distance between houses here is already far closer than is usual for terraced houses backing on to each other in Camden. As a result, this plan envisages building a terrace which will effectively be a viewing gallery for looking into our house – and an extremely effective one as we are just a few meters away. Anyone on the terrace or looking out the window will be able to look directly into our kitchen, which is on the ground floor. With a small child the kitchen is inevitably the centre of the house, and we believe we have a reasonable right of privacy here. Today we are much less overlooked as the first floor of 5 Hemstal Road is much further back , and the second floor is sufficiently high so that in both cases the angle of view means no one can see in. We note that 5 Hemstal Road will get a “wall for privacy” for the terrace, but sadly we won’t.</li> <li>2. This development is likely to lead to a significant increase in noise for us. The terrace is intended to be used, and since there will be no fence between the terrace and us, the noise will travel directly across to our house, just a few metres opposite.</li> </ol> <p>In addition to these main points, we do feel there are three other concerns we have with this plan:</p> <ol style="list-style-type: none"> <li>3. Density. This is already one of the densest areas in Camden, if you look at the ratio of people to square feet of land. Further increasing it and reducing even further the sunlight into the gardens does not seem appropriate.</li> <li>4. The development is inevitably ugly, since it is about cramming more space via a sort of cancerous growth on the back of a property that was intended to be a homogenous component of a terrace. We accept that the existing ground floor extension is itself ugly and not in keeping with the original house, but the ground floor is not visible outside the property, as it is hidden by a fence. This proposed development will create a large square block (as shown by section 2:2 ) visible to a large number of people. Not only can it be seen from the backs of houses in Dynham Road which has a very high density of occupation, but also from Dynham Road itself, since it is not true as claimed in the proposal that this extension cannot be seen from public land. There is no house next to us, just a low electricity substation and garden, and so you will see this extension from Dynham Road as you walk along it.</li> <li>5. There is currently a cherry tree that helps to shield us during the summer in the garden of this property between us and the proposed development. We imagine this development can not take place without heavily cutting it back and potentially damaging it. Since the tree is both lovely and helps provides privacy to us in the Summer this would be a great shame, particularly in a very dense street with a shortage of gardens and therefore trees.</li> </ol>

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Finally we understand that this is legal, but the timing of the application seems quite unfair, as many neighbors are away over the Christmas period and therefore unable to respond in time. We ourselves are on holiday right now and have not had time to discuss this with any of our other neighbours. We hope you will therefore consider all comments prior to the committee meeting, even if some are received after the 5th January.

Yours sincerely

Jonathan and Maya Wolf

PS We wish to be notified of the committee date.

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