

34 Meadowbank
London
NW3 3AY

London Borough of Camden
Development Management
London, WC1H 8ND

29 Dec 2014

Dear Sir/Madam

Application Comment

Re: Planning applications 2014/7097/P and 2014/7098/P, both for No. 29 Meadowbank

Please note that this letter has been sent on behalf of houses No. 33, 34 and 35, as per the signatories below.

Planning application 2014/7097/P

We would like to oppose the application for a rear extension at ground level, and a balcony extension at number 29 Meadowbank.

Whilst we understand the desire of the applicant to extend the house, we oppose the application because:

- The bulk of the extension will lead to a loss of amenity in the communal garden which is shared by 9 houses in all. It is a small communal garden and provides an important degree of privacy and quiet for all the houses that surround it. Any patio extension would materially reduce the sense of space and privacy within the garden and for the houses around it.
- Past experience of extensions over the patios surrounding the garden is that they seem to act as sound channels and so project much more noise from within the house and across the garden when the patio doors are open, impacting both the communal garden and the houses opposite.
- We cannot tell how far the proposed patio extension would cover the existing patio, but clearly the further it extends across the patio, the more detrimental the impact would be. We would be very opposed to any extension that means that the house effectively issues out directly into the garden.
- We note that the extension at no 30 did not cover the whole patio and we would trust that any proposed extension would cover the same amount or less - cf Application 2007/5284/P which required there to be A strip (full width * 0.5m) of external wood timber decking would be retained as per the previously approved scheme.
- We would also note that the only existing patio extension adjacent to the communal garden is at number 30 which is a corner property and so does not impinge as much on the garden as would an extension to one of the more centrally located properties such as No. 29.
- The proposed height of the extension seems excessive relative to the level of the garden and relative to No's 27 and 28 Meadowbank given the slope on which Meadowbank is built. This would also have an adverse effect on the back elevation of numbers 27-30 Meadowbank. It would make more sense if the height of any extension was set at the height of the existing boundary wall between the patios of nos 28 and 29 to retain some uniformity across the back elevation of this row of houses.

Planning application 2014/7098/P

We note the application for a new roof terrace at number 29 Meadowbank.

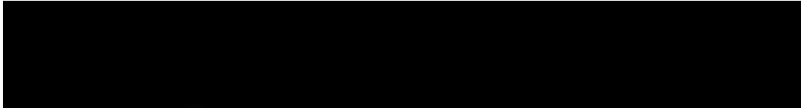
We are concerned that the potential for noise and intrusion upon the surrounding houses and the small communal garden shared by 9 of these houses from such a terrace.

It would be very easy for an occupier to use such a terrace as a "party space" to the detriment of all neighbours - experience of other roof terraces has shown how much further the noise travels from anyone using such spaces.

Yours faithfully,



Dr A. and Mrs C. Shamash, 33 Meadowbank, NW3 3AY



Gavin & Helen Pomeroy, 34 Meadowbank (Note: comments already made via Camden website)

Dr S Cohen, 35 Meadowbank

