

Bianca & Leo Alfano

40 Ravenshaw Street

London

NW6 1NW

FAO: Raymond Yeung

Application Number 2014/7654/P

Site Address 1A Glastonbury Street London NW6 1QJ

Development Proposal: 'Change of use and redevelopment of site, including works of excavation, to provide a 3 storey with basement (1 x 3 bed) dwelling house (following the demolition of commercial garage premises) by Cape Holdings'

We write in connection with the above planning application. We have considered the proposal in detail with the assistance of various professionals including the Planning Consultant Sean Silk of Blake Morgan (who will be writing separately) and we wish to OBJECT strongly to this application.

We would ask you to maintain the advice you provided at pre-application and refuse to grant permission for this proposal.

We are aware that the council advised in 2012 that they could not justify the option of converting the site to residential. Perhaps this was relating to the council themselves redeveloping the plot but we understood the site would remain operating in its current form. It was also by sheer luck that we heard about the auction for 1a Glastonbury. We had no advance warning given to us by the Council.

1) SIZE & HEIGHT: We object to what appears to be a 9metre solid brick wall at the foot of our garden. The mass and density of the building at this rear elevation is unacceptable. We would like to raise issues of VISUAL AMENITY at this stage. We understand a daylight/sunlight and overshadowing assessment was carried out. We suggest even a small impact on our daylight/sunlight is unacceptable (and made reference to DP26 in our research). We have been fortunate enough to enjoy the beautiful and intense reflection of the sun from the school into rooms [with a strong 'requirement for light'] including our Living Room, our master bedroom, our daughters' bedroom and our office (Pictures below) and a 9metre wall would severely hinder this in our view. In order to fully appreciate the impact, we strongly urge the relevant council representatives to come and see this for themselves from our home; we would also invite a discussion about the '25 degree line' at this stage. Supposed 'adequate' day/sunlight levels are extremely subjective, what we do know is how important daylight is psychologically for humans and this is not something that can be ignored. Our sky visibility and outlook will be severely diminished and the sense of claustrophobia we will experience from this overbearing development is quite overwhelming. We refer to CPG1, Policies CS6 and CS14 in this context of Scale, Bulk, Massing and Height objection.

2/ BASEMENT – We are concerned regarding the potential damage to our property from the construction of the proposed basement. London Clay has a high plasticity content and therefore is very likely to shrink and swell which in turn highlights Subsidence Risk – we are aware that three of the five properties on Glastonbury Street have suffered this fate already and our neighbours were warned of structural subsidence when they had a survey carried out in 2003. Would it not also be a perceived risk that the approval of this basement would set a precedent for the future? We find the Basement Impact Assessment inadequate with various question marks raised but little clarity or assurance as to how the list of potential issues would be appropriately addressed. Various elements of Policies DP27 [LB Camden will only permit (development) that does not cause harm to the ... local amenity and does not result in ... ground instability] and CPG4 seem to have been contravened here.

3/ DESIGN ISSUES

a/ Lack of detail relating to dimensions makes it hard to visualise/grasp the design precisely

b/ Disregard for rear elevation width: We estimate that approximately 1metre of the 8metre rear elevation width is due to concealing the downpipe relating to the drain pipedesign. We question if the design is even architecturally feasible based on the sharp point/corner at which the dwelling will conclude and MORE importantly we point out complete disregard for the mass of the rear elevation. We also estimate that 1.5metres of the rear elevation accommodates the overhang of the 1st floor which houses a WC. Once again disregarding the back elevation width. Of course an estimation but it seems the width should be reduced by at least 25% and alternative plans for the WC and drain pipe sourced. In addition we would like to point out the inappropriate angle of the bathroom windows to the rear – is there not a ‘loss of light’ argument for 1 Glastonbury’s habitable window(s) which the application FAILS to even make reference to!? We reference DP26 here.

c/ Future Occupant Amenity. Ill-considered inter-relationship between the rooms and their location within the structure. Policy DP6 and Policy DP24 in question here. Fire Regs for new builds etc also an issue. Lack of internal doors, are escape distances compliant?, bathroom doorways near staircases – all questionable in our view.

d/ Materials used – we need specific detail of the brick choice for the rear elevation for example. A general reference to brick type is not sufficient.

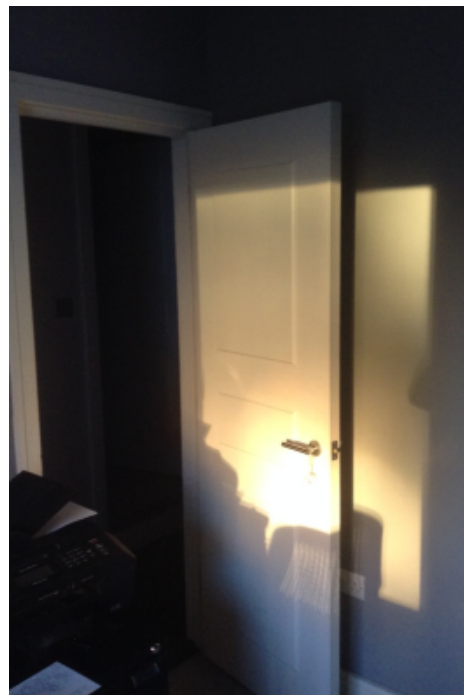
4/ WINDOWS. Plans for the rear elevation show two windows. We would raise the issue of us and our neighbours being overlooked. Any bathroom windows would of course be obscured glass and we assume for ventilation only. It would be totally unacceptable for these windows to be able to be opened fully (an impact on the ‘enjoyment’ of our properties). A dormer has been introduced on the 2nd floor to enable a full bathroom to be installed in the roof space, another unnecessary part of the design which links back to the disregard for the width of the back elevation. We again cite DP26 here and suggest an alternative solution found.

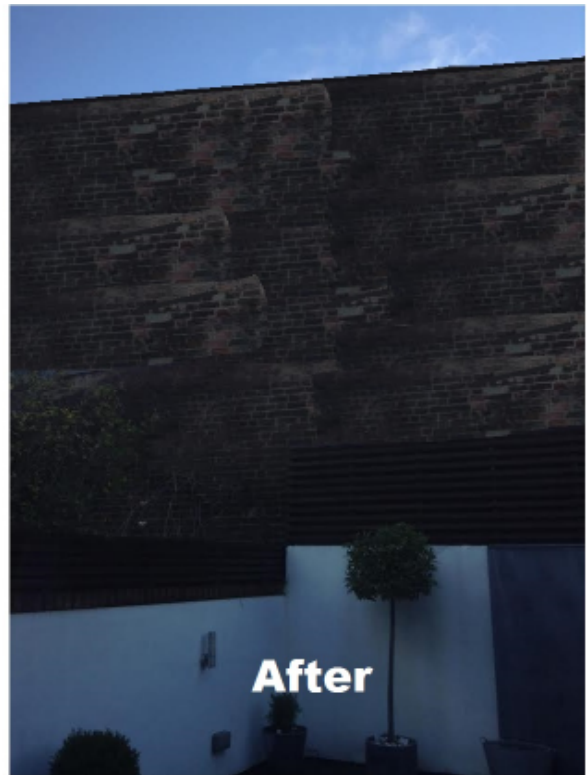
5/ CHANGES OF USE/LOSS OF EMPLOYMENT which contradicts Policy CS18 and the councils' 2008 Employment Land Review which require such sites and premises to be safeguarded. This application represents an unjustified loss of a local light industrial facility and associated jobs contrary to Policies CS18, DP13 and DP2. We and many of our neighbours use this vehicle repair and MOT centre on a frequent basis.

The London Plan (published July2011) states: "Housing developments should be of the highest quality internally, externally, and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live". May we point out that planning policy aside, this dwelling will ABSOLUTELY NOT enhance the attractiveness of our home as a place to live. We are currently discussing the proposal with an expert in the fields of daylight/sunlight and rights to light and reserve our right to submit information supplemental to this objection letter when received in due course.

We are happy to discuss our application further. Please confirm your receipt of this correspondence and do keep us informed as to any progress. Many Thanks

Bianca & Leo Alfano





[Pics from the rear of No40, apologies we couldn't gather better pictures – as mentioned above please arrange a visit in the coming weeks