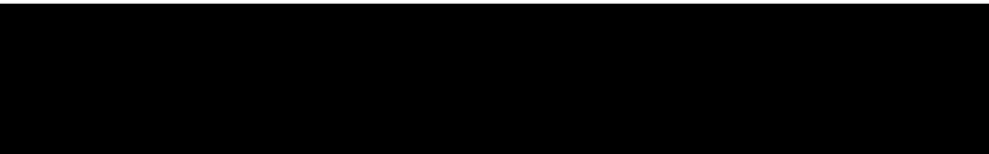


**Camden Council Customer feedback and enquiries**  
**Comments on a current Planning Application - Ref. 9949843**

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**Planning Application Details**

Year	2014
Number	8033
Letter	P
Planning application address	Flat 36, 12 Pond Street
Title	Mr.
Your First Name	Christopher
Initial	
Last Name	Nugee
Organisation	
Comment Type	Comment
Postcode	N1 0LZ
Address line 1	12 Richmond Crescent
Address line 2	London
Address line 3	
Postcode	N1 0LZ



Your comments on the planning application

Further to my comment dated 29 Jan 2015, I wish to add the following.

1. I have now had an opportunity to view the site and consider the drawings in more detail. None of the application drawings show the relationship of the existing or proposed Flat 36 to Flat 35, which is the flat most directly affected by the proposal. I attach a drawing of the existing 7th floor plan (taken from the Lease of Flat 35) which clearly shows the relationship.

## Camden Council Customer feedback and enquiries Comments on a current Planning Application - Ref. 9949843

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### Planning Application Details

2. It appears that the proposed 8th floor extension will have an opaque glass wall on the western side, and if this is so, the major concern about overlooking is largely addressed. There will still be some overlooking from the new windows on the 8th floor to Bedroom 3 and the bathroom (directly above Windows C and D on the attached plan) which will overlook windows A and B and the east end of the terrace, but I think it unlikely that this will be significant. If there were any plans to replace the opaque glass wall to the west of the 8th floor extension with clear glazing this would clearly pose a significant risk of overlooking.

3. I no longer have concerns over a possible loss of view as there is no view in any event where the current 7th floor western flank of Flat 36 (marked Brick on the plan annexed) prevents any further view to the east.

4. However I do now have very significant concerns about loss of light and amenity, as a result of the 8th floor extension, both to the terrace of Flat 35 and to the two east-facing windows of Flat 35 (marked A and B on the plan annexed). Window A is one of the windows to the second bedroom; window B, as can be seen, is the sole source of natural light to the main bedroom. The erection of another storey on top of Flat 36, even if faced in opaque glazing, will directly impact on the amount of light to these two windows, and reduce the amount of light to the terrace, which is already short of natural light due to the bulk of the hospital.

Christopher Nugee

**If you wish to upload a file containing your comments then use the link below**

[Existing drawing \(7th floor\)](#)

### About this form

Issued by

Camden Council  
Customer feedback and enquiries  
Camden Town Hall  
Judd Street  
London WC1H 9JE

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**About this form**

Form reference

9949843

The Panoramic, 12 Pond Street  
Existing 7<sup>th</sup> floor plan.

