

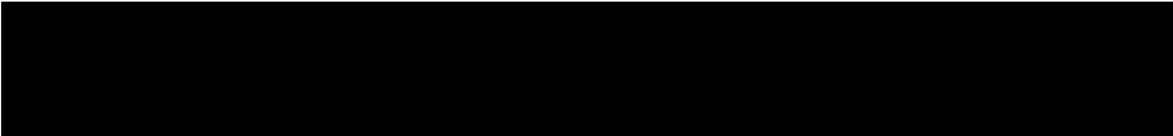
**Camden Council Customer feedback and enquiries  
Comments on a current Planning Application - Ref. 9989246**

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**Planning Application Details**

Year	2015
Number	0488
Letter	P
Planning application address	88a Gloucester Avenue

Title	
Your First Name	Thomas
Initial	J
Last Name	Turner
Organisation	
Comment Type	Object
Postcode	NW1 8JD
Address line 1	88A Gloucester Avenue
Address line 2	LONDON
Address line 3	
Postcode	NW1 8JD



Your comments on the planning application      See attached doc

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

[Objection to application 2015/0488/P](#)

**About this form**

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**About this form**

Issued by	Camden Council Customer feedback and enquiries Camden Town Hall Judd Street London WC1H 9JE
Form reference	9989246

Objections to application: 2015/0488/P "Erection of rear extension in association with new windows and doors and elevation."

We are the owners of 88a Gloucester Avenue and we wish to object to the above planning application.

The application proposes to demolish the rear part of the building adjacent to Dumpton Place and replace it with a modern glass and wood framed structure and a brick one-storey building with a roof terrace.

We understand that in accordance with Camden Development Policy 2010-2015 P 24 the design of the new building should respond creatively to its site and its context. The buildings on Dumpton Place and Gloucester Avenue retain a homogenous design which is contrary to the proposed plans for the rear of 88 Gloucester Avenue. The buildings on Gloucester Avenue and on Dumpton Place are late-Victorian terraces. The buildings are not made of glass and wood, but of Victorian brick. Existing extensions or alterations to neighbouring properties are not apparent from the street view. We are concerned that the building subject to the proposed application would be at odds with the character and design of the area and the neighbouring buildings.

The area is a conservation area. Camden has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate as conservation areas any "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." It is our concern that the proposed application would not enhance the area but change the form and style of the architecture of the buildings significantly. The proposed building is in a prominent location and will be visible from street level in numerous directions owing to its location on a street corner, where the roads are wide and spacious. If the application were successful, the buildings in the area would be changed for good. The buildings at the rear, backing on to the railway lines, built over the last two years, are set back far from the street and have no impact on the Victorian terraces. The proposed application would have a significant impact on the wider historic environment, in particular the existing terrace. Further, the building materials proposed are not in keeping with the prevailing scale, form, proportions and materials of the existing buildings. The proposed extension will undermine the existing uniformity of the street and ignores patterns and groupings of existing buildings.

The new building will be on two different levels, out of sync and unaligned with the existing buildings. We admire the scale of the proposed operation, but we think that it is too great a change from the existing property.

Further, the proposed building will overwhelm the property 88a Gloucester Avenue. It will result in 88a Gloucester Avenue being surrounded by the expanding 88 Gloucester Avenue. The proximity of proposed new building to 88a Gloucester Avenue will mean that it overshadows and overlooks 88a Gloucester Avenue. We are concerned that the new building will impact on the amenity of the occupiers of 88a Gloucester Avenue.

We have a first floor rear door that looks out onto the existing roof top. We are the only property with access to that roof top through the said door. The applicant as owner of 88 Gloucester Avenue does not have access to the roof top. It is not an existing "roof top terrace", it is merely a roof top. It is not used as a terrace. The applicant would be changing significantly the use and structure of the building by building a roof top terrace. Further, a roof top terrace, visible from the road and looking out over neighbouring properties, is not in keeping with neighbouring properties. Any existing roof top terraces are on the 3<sup>rd</sup>/4<sup>th</sup> floor of the terrace, out of sight of the street and neighbours.

The proposed building and roof top terrace area will allow sight into building 88a Gloucester Avenue through the existing door at first floor level and into the kitchen window of the first floor level of 88a Gloucester Avenue. The occupiers of 88a Gloucester Avenue will look out of all of the west facing windows (of which there are 5) onto the roof top and down into the proposed living space in the wood/glass atrium. The occupiers of 88a Gloucester Avenue would see onto the new amenity space and the occupiers of the new space would see directly into 88a Gloucester Avenue. This would have a severe impact on the privacy of the occupiers of both premises.

It is our concern that the application would be in contravention of articles P24, P25 and P26 of the Camden Development Policy 2010-2015 for the reasons stated above.