

Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

application 2015/0471/P
Planning Officer James Clark

pikefell

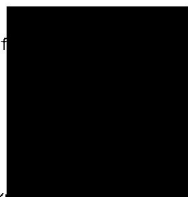
Dear Sir



I attach

comments on a separate page in order for the personal information to remain confidential and not published on the Camden website.

Your f



M Pike

pikefell design partnership

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belsize village
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application 2015/0471/P
69 Torriano Avenue NW5

The following comments are made in relation to material planning considerations in respect of the above application:

Noise - The proposed design with rear facing balconies needs to be reconsidered as they will create additional noise, which would be sensitive to the prevailing acoustic environment. Planning has powers to minimise the adverse impact of noise and I hope that they will be working to best practice as laid out in the 'Noise Policy Statement for England'.

Overlooking - As the building line is to be extended out from the current rear facade. There will be overlooking issues with site lines meaning loss of privacy and amenity to: Davis Cottage, 31 and 32 Torriano Cottages and the gardens of 63, 65 and 67 Torriano Avenue, and to a lesser extent 7 Torriano Cottages.

Layout and density of building - Moving the building height up and line out to the rear will mean that the addition does not work to meet current recommendations 'Rear extensions should be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing'.

Highway issues - No provision has been made within the scheme for parking, or the option for occupants to waive their right to apply for on street parking.

We recognise and support sensitive development to address London's housing shortage.

However we believe the current application should be withdrawn and reconsidered in the light of these points.