

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/0818/P	Darryl Davies	3 Leverton Street London	29/03/2015 14:24:43	COMMNT	<p>I live in the property directly behind the proposed development and I wish to object to the above planning application and do so on the following grounds:</p> <p>1) Privacy</p> <p>The proposed development will bring the living space of the flat close to the edge of Leverton Place. Leverton Place is a small residential thoroughfare and this development represents a significant invasion into the privacy of the residents of numbers 1, 2 &amp; 3 Leverton Place. An inhabitant of the proposed dwelling will be within 9 meters of the properties on Leverton Place and be able to look directly into their bedrooms. Furthermore, it will overlook the gardens of 5 Leverton Street, and the gardens of numbers one to five Leighton Road.</p> <p>2) Sunlight/Daylight</p> <p>The dimensions of the proposed development will have a significant adverse impact on the fall of sunlight into a) the kitchen and dining room of 3 Leverton Street, b) the 1st floor rear bedroom of the same property, and c) the garden. It will have the same adverse impact on the fall of light into 1 Leverton Street and will have a similar effect on nos. 1,2 and 3 Leverton Place.</p> <p>3) Design</p> <p>The proposed development lies within a conservation area. The plans are entirely out of keeping with the existing properties and the design statement of the application does not address this. It makes a series of assertions about rights to light and setbacks without citing any evidence to demonstrate compliance with a single guideline or statutory regulation. The submitted photo sheets refer to design 'in accordance with BRE Digest 209 Good Practice Design for Daylight' etc. without citing or demonstrating a single way they have designed in accordance with this guidance. The Design Statement also makes some general, essentially meaningless comments about 'appropriately scaled intervention' and 'civic scale' without referencing a single local example to demonstrate precedent or how their proposal might enhance or integrate well within the conservation area.</p> <p>4) Space</p> <p>The proposals seek to extend into a space that is already very enclosed. The limited existing sense of open sky in the rear gardens of numbers 1 and 3 Leverton Street, and to a lesser extent in the gardens on numbers 1, 3 and 5 Leighton Road, will be lost.</p> <p>5) Intrusion</p> <p>A development of this scale will require building works on a significant scale. The demolition of the existing premises will be noisy, intrusive and result in a significant amount of debris. The potential for</p>

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damage to the gardens of numbers 1 and 3 Leverton Street is high. There are no obvious locations for storage and accumulation of the waste materials and all of the above can be said for any construction phase of the project.

6) Transport & Storage

Kentish Town is very well served by public transport and the proposed development is within 50 meters of a tube and over ground station. I therefore ask that should the development be granted permission that a condition be attached to such permission that the residents are not entitled to an on street car parking permit.

It should also be noted that the proposed designs make no provision for the storage of bicycles, or for the storage of domestic refuse and recycling. The current inhabitants of the building are in the habit of using the street for the latter. This leads frequently to unsightly piles of rubbish being placed on Leverton place that are often wind blown and spread up and down the street by foxes.

It is difficult to convey in writing both how inappropriate the above plans are for the location and the overwhelmingly negative effect the proposed structure would have on the residents in the existing surrounding properties. I would therefore recommend that the planning officer concerned visits the location and would welcome the opportunity for him/her to review the plans from the interior of 3 Leverton Street.

For the above reasons I request that the application be rejected completely, however should planning permission be granted I also request that it should be submitted to the Development Committee.

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