

From: Jonathan Freegard Architects

Sent: 11 February 2015 10:30

To: Ampoma, Nanayaa

Cc: Planning

Subject: Re: Comments on 2014/7160/P (7 & 8 Oak Hill Park Mews) accompanying documents

To: Ms Nanayaa Ampoma (planning case officer)
2015
Regeneration and Planning
London Borough of Camden
Town Hall, Judd Street, London WC1H 8ND

11th February

Dear Ms Ampoma,

Further to our meeting on site where I showed you the proximity and overbearing nature of the existing buildings at 7 & 8 Oak Hill Park Mews when viewed from the ground floor windows I have come across this photo of Nos.7 & 8 taken from roof level at Baytree Lodge, 93 Frognal. The whole of the top floor was added after the 2004 planning application and it was clearly stepped back at No.7 to reduce the impact of loss of daylight and sunlight to the habitable rooms only 8m away. If the nearer part of the roof (No.7) is brought forward to the line of No.8 (beyond) it would be very close to the windows at Baytree Lodge that are just out of sight to the right. I pointed out when we met that the windows at Nos. 7 & 8 are half a storey above those at Baytree Lodge at each floor level so the overlooking is already considerable. The replacement of the narrow strip of windows to a bathroom and dressing area with much larger windows with lower sills will exacerbate this overlooking considerably, despite the existence of some windows that are already far too near for opposing habitable rooms.

This revised application, although not increasing the height, greatly increases the sense of enclosure to Baytree Lodge, and should be judged against the situation as it was when first built before the 2004 extension. The view shown in the photomontage I sent, would prior to 2004, have had far more visible sky, and should properly have been altered to show an 'original' view so that the cumulative impact of the previous alteration plus the current proposal (and the increased sense of enclosure that Bay Tree Lodge has already suffered due to incremental development of Oak Hill Park Mews) could be properly assessed.

I hope this is useful for your final deliberations.

Yours sincerely,

Jonathan Freegard

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