

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1380/P	Maya Wolf	11 Dynham Road London NW6 2NS	10/04/2015 19:49:32	OBJNOT	<p>We and our young son live at 11 Dynham Road, and would like to object to this development in the strongest terms available to us. The recent alterations to the proposal do not change our opposition. Our objection stems primarily from the heavy adverse effect on the residential amenity of direct neighbours like ourselves: our houses are just a few metres from this development. In total we see 5 objections:</p> <ol style="list-style-type: none"> 1. This development will lead to a dramatic loss of privacy. As you can see from the plans submitted, the extension is just a couple of meters from the back fence that 5 Hemstal Road shares with our property, and our house is only a couple of meters on the other side of this fence. This means that the distance between houses here is already far closer than is usual for terraced houses backing on to each other in Camden. As a result, this plan envisages building a living area which will look directly into our house which is just a few meters away. The proposal says that “clear glazing” of the lower part will solve this problem of losing privacy. We have two major issues with this – firstly tall people will still be looking straight at us, and we doubt the owner will commit to only allowing small people in the flat! Secondly, shortly after this glass is installed, it will no doubt be swapped (a trivial job) for clear glass, which will be much nicer for the occupants. No one wants a bedroom window where they can’t look out. We will then have a situation where even short people will be able to look directly into our kitchen, which is on the ground floor, and look directly across and into our bedroom on the first floor. With a small child the kitchen is inevitably the centre of the house, and we believe we have a reasonable right of privacy here. Today we are much less overlooked as the first floor of 5 Hemstal Road is further back from the bedroom and unable to look into our kitchen. We feel this level of privacy is a reasonable expectation. 2. This development is going to lead to a significant increase in noise for us. The applicant is clear that they will double the number of bedrooms in the flat (from 1 to 2), which means twice as many people and they will be almost twice as close to us as before. The windows are designed to be opened, and so effectively we will have 4 people suddenly living a few meters away from us, with no fence to block the noise. Again we ask you to look at the physical distances involved – this building is literally going to be a couple of metres away from the bedrooms at the back of our house. <p>In addition to these main points, we do feel there are three other concerns we have with this plan:</p> <ol style="list-style-type: none"> 3. Density. This is already one of the densest areas in Camden, if you look at the ratio of people to square feet of land. Further increasing it and reducing even further the sunlight into the gardens does not seem appropriate. We are supportive of the large blocks of flats that are being built near West Hampstead tube – this is the right way to deliver more housing into Camden, not squeezing out the final bits of garden in an area which already has such high population density. 4. The development is inevitably ugly, since it is about cramming more space via a sort of cancerous growth on the back of a property that was intended to be a homogenous component of a terrace. We accept that the existing ground floor extension is itself ugly and not in keeping with the original house, but the ground floor is not visible outside the property, as it is hidden by a fence. This proposed development will create a large lump (as shown by section 1:1) visible to a large number of people. Not only can it be seen from the backs of houses in Dynham Road which has a very high density of occupation, but also from Dynham Road itself. There is no house next to us, just a low electricity substation and garden, and so you will see this extension from Dynham Road as you walk along it. 5. There is currently a cherry tree that helps to shield us during the summer in the garden of this

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property between us and the proposed development. We imagine this development can not take place without heavily cutting it back and potentially damaging it. Since the tree is both lovely and helps provide privacy to us in the Summer this would be a great shame, particularly in a very dense street with a shortage of gardens and therefore trees.

We do hope you will take into account our feedback, and are available to provide any further information. We would like to be informed of the date of the committee meeting, so that we might speak in person at it.

Yours sincerely

Jonathan and Maya Wolf
