

137 Broadhurst Gardens

London, NW6 3BJ

Tel: [REDACTED]

13<sup>th</sup> April 2015

Planning Officer Yuyao Gong

**Camden Council Application Ref: 2015/1038/P**

Dear Yuyao

We are writing to address the concerns raised by Mrs. Papadakis (123 Broadhurst Gardens) as expressed in her letter to you dated 22<sup>nd</sup> March 2015 and in relation to our planning application for a balcony at the above address.

1) Overlooking / Loss of Privacy

In relation to overlooking, we would like to point out that there are already extensive uninterrupted views from all four flats to the East side of the block at 125 – 139 Broadhurst Gardens into the garden of No. 123, and there always has been.

Please see examples of the views over the garden to No. 123 from our own flat at No. 137:

Bedroom 3 – Left window



Bedroom 3 – Right window



Corridor view – 1<sup>st</sup> window



Corridor view – 2<sup>nd</sup> window



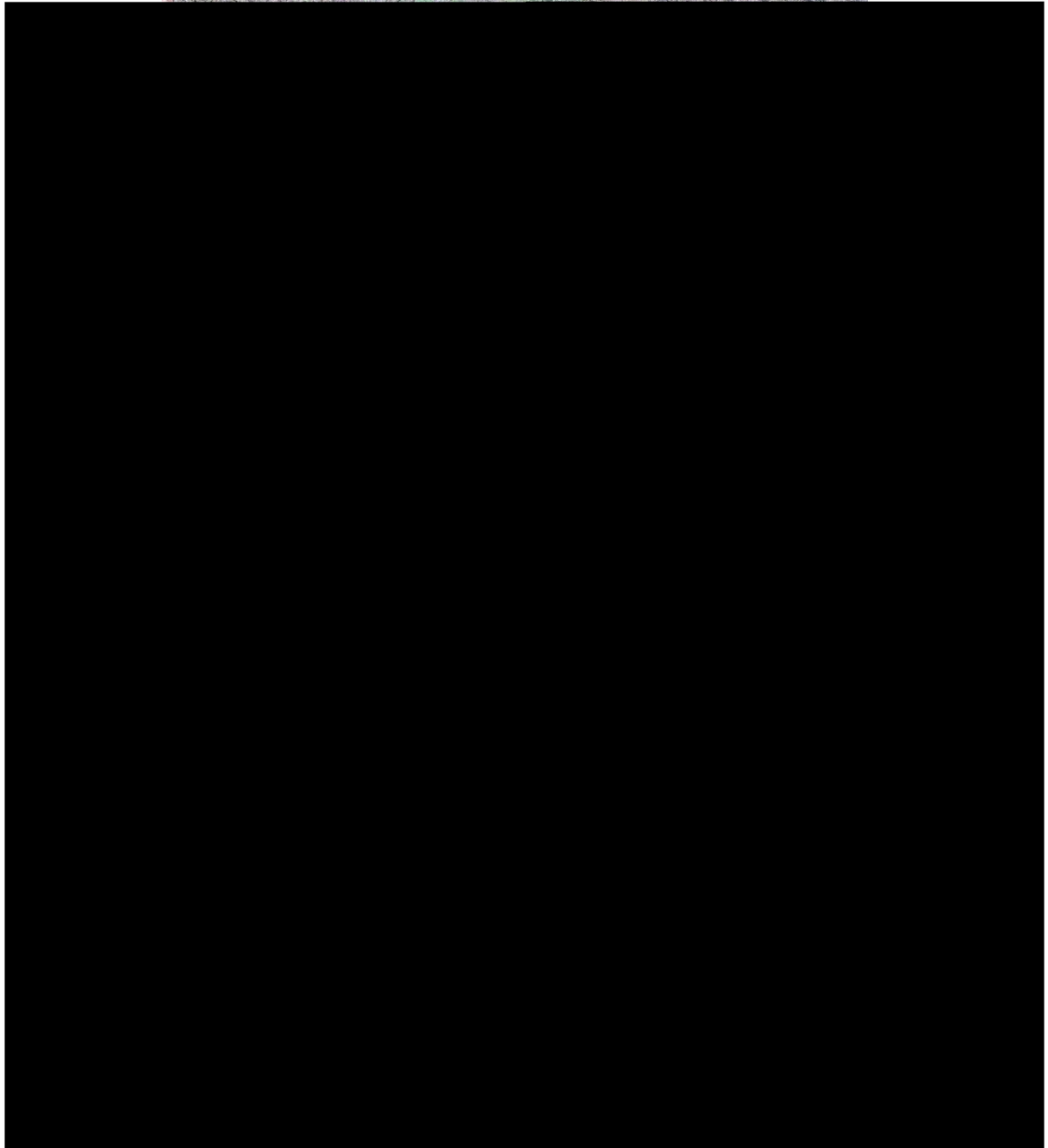
Corridor view – 3<sup>rd</sup> window



Corridor view – 3<sup>rd</sup> window detail



The following picture is taken while leaning out of the window to Bedroom 2 (the room for the proposed balcony). You will notice it provides only restricted views of the north end of the garden at 123



Master bedroom view – The master bedroom benefits from an existing bay window. The bay projects out by approximately 90cm (the same as the proposed balcony) and provides similar views to that which would be obtained from the proposed balcony over the north end of the garden at No.123



First floor flat, No. 121 Broadhurst Gardens (top of picture) has a large balcony with uninterrupted views into 123's garden:





## 2) Noise

This will be a small balcony, effective useable depth of less than 90cm, intended for us (my husband and I) to sit and enjoy the peace and quiet in the sun.

There are currently three balconies of the same size on the rear of our block and we are not aware of anyone, including the Papadakis, ever raising complaints with regards to noise.

Whilst I understand Mrs Papadakis' worries and we are sympathetic, we do not feel that the proposed balcony in any way increases the degree of loss of privacy nor should she have any cause for concern with regards increased noise.

Yours sincerely

Philippa & Jason Peacock