

**6 Gayton Crescent
London NW3 1TT**

15th April 2015

**Regeneration and Planning
Development Management
LB Camden
Town Hall
Judd Street
WC1H 8ND**

Dear Sir or Madam

**37 & 39 Rudall Crescent, NW3 1RR
Planning Ref: 2015/1168/P – OBJECTION to Planning Application**

I am writing to object to a number of aspects to the above Application.

I am the owner of 6 Gayton Crescent and the rear of my house faces the rears of 37 & 39 Rudall Crescent.

Rudall Crescent is in a Conservation area. 37 & 39 Rudall Crescent are part of a terrace of 5 houses which was constructed around 1960. These houses complement each other.

This Application makes no proper assessment of the rear elevation aspects of the 5 house terrace. I can see this aspect from every floor of my house as can all others in 4-10 Gayton Crescent (7 houses as the houses are numbered sequentially).

1) At the top level (roof level) rears of 37 & 39 Rudall Crescent, it is proposed to add 2 new rooflights/ velux windows in each house. The number of roof lights would increase from 3 to 5. All the other 4 houses in this terrace have three rooflights (although No 35 has sought planning permission to put in a 4th rooflight - Planning Ref: 2015/1167/P to which I have objected). The appearance will thus lose the integrity of the 5 house terrace to the rear elevation. I object to this aspect of the Application. I do not believe that this proposed change to the rear elevations should be permitted in a Conservation area.

2) I also object to the massive increase in window sizes at both houses at the first floor rear level. The proposed changes to the lower rear elevation are described as:-

"The windows to the left of the elevations are to have the cills lowered and the width increasedIt is not perceived that overlooking is an issue"

My objections to this are:-

1. The rest of the terrace does not have such massive rear first floor windows. The proposed **increase** is over 250%; that is the proposed windows are 3.61 times the size of the existing windows. I object to this;
2. These windows due to their very significantly larger size would also be severely detrimental to the appearance of the 5 house terrace; and

3. The increase in size would increase overlooking to the rear of my house (and neighbours' houses) as well as my (and their) gardens. The architect's contention in the extract above relies on "not perceived"; it would not only be "perceived" but it would happen greatly in fact.

3) I also object to the proposed use of aluminium framed windows and doors to the rear and front elevations. Windows and doors should be made from wood as it is in keeping with rest of the terrace and indeed the rest of Rudall Crescent and Gayton Crescent.

Yours faithfully

A solid black rectangular box used to redact the signature of R.J. Dowsett.

R.J. Dowsett