

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1453/P	Victoria Woolfson	12 Gayton Road	24/04/2015 09:22:15	COMMEMP ER	<p>Thank you for asking us to comment on this Planning Application to create a ground/first floor low level terrace at the rear of 12 Gardnor Road. Our garden backs onto the small garden of 12 Gardnor Road.</p> <p>Due to the hill, 12 Gardnor Road is built at a higher level than 12 Gayton Road. Increasing the overlooking from the outset.</p> <p>The garden of 12 Gardnor Road is short which makes the distance from the rear building line to our shared garden wall only 5 metres.</p> <p>The proposed (ground/1st floor) mezzanine floor rear terrace is at a low level and will closely overlook the rear gardens of:</p> <ul style="list-style-type: none"> • 11 Gardnor Road, • 12 Gayton Road, • 13 Gayton Road plus • the garden of adjacent Spencer Walk property. <p>This will lead to a substantial loss of privacy and amenity for those householders.</p> <p>We will not be able to counteract the overlooking by increasing the height of fences or planting appropriate trees.</p> <p>This proposed (ground/1st floor) mezzanine rear terrace/balcony is not consistent with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies. The purpose of these policies is to protect the quality of life of occupiers and neighbours by declining permission for those developments that cause harm to amenity. This particular proposal will lead to intolerable overlooking and loss of visual privacy for neighbours at 11 Gardnor Road, 12 Gayton Road, 13 Gayton Road and the adjacent Spencer Walk property.</p> <p>In this application, the developers cite examples of other balconies in local properties but these are all at 2nd or 3rd floor levels. More importantly, these balconies/terraces were built more than 10 years ago and reflect mostly absence of planning permission, or poor planning decisions at that time. Balconies/terraces at the 2nd floor levels also result in intolerable overlooking. These would not have been acceptable under Camden's previous Unitary Development Plan (2006) or the current Local Development Framework established in 2010.</p> <p>Under these circumstances, we request that Camden Planning refuses this part of the planning application.</p> <p>I have no comment on the replacement of the front windows of 12 gardnor Road</p>