

From: SHAH Sonal [REDACTED]

Sent: 15 May 2015 08:13

To: Phillips, Kate

Subject: Application Reference 2015/2085/P - Objection

Dear Ms Phillips

Property: Flat 2, 1 Woodchurch Road, London NW6 3PL

Planning Application: creation of first floor roof terrace – application reference 2015/2085/P

Applicant: Mr Mike Barson

I am writing to object to the above Planning Application.

As owner and occupier of Flat 3 at 1 Woodchurch Road, I will be affected by the proposed alterations. I strongly object to the Planning Application and consider that the proposals if implemented will (i) be harmful to the character of the house, the street scene and the wider area; and
(ii) impact on privacy and peaceful enjoyment of my property.

In reviewing the Planning Application, I have considered the National Planning Policy Framework, the Camden Core Strategy 2010-2025, the South Hampstead Conservation Area Character Appraisal and Management Strategy 2011 and the draft Local Plan which is currently under consultation.

1. Conservation Area - impact on character and heritage

a. Section 12 of the National Planning Policy Framework emphasis (at section 12) the importance of conserving the historic environment, through the designation of conservation areas and preservation of heritage assets. The Property is located

within the South Hampstead Conservation Area. The Core Strategy at CS 14 refers to “preserving” Camden’s heritage assets and there is also express acknowledgement in the Core Strategy that minor building works can erode the quality of an area and undermine the quality of conservation areas. 1 Woodchurch Road is also specifically noted in the Conservation Area Strategy.

b. The implementation of the proposals which are the subject of the Planning Application will have an impact on the unique and special character of the building. The proposals are not sensitive to the architectural integrity of the building (e.g. the installation of the door will affect the otherwise beautiful symmetry of that part of the frontage stemming from the heritage style windows)

c. The building has a prominent position on Woodchurch Road and is noted by many (residents and visitors alike) for its uniqueness and beauty. The positioning of a roof terrace at first floor level at the front of the house will detract from this.

d. Whilst there are some front-facing balconies in the area (for example properties on Canfield Road and Priory Road) as represented by the Applicant, these are largely part of the careful design of the original building and, in any case, are of much smaller proportions than the proposals under consideration. The Planning Application relates to a substantial area which by its positioning and size will negatively impose itself on the character of the street and locality.

2. Unacceptable adverse impact – loss of privacy and noise

a. The proposals will have a negative impact on the nearby properties including my own.

b. I am concerned that I will be directly affected by the use of the area as a roof terrace. With 5 windows looking onto the terrace and given the requirement to maintain the original windows (or replace with similar windows), I will be able to hear noise from the roof terrace, which is likely to also be used during the day and

unsociable hours.

c. The positioning of the balcony at the front of the house with direct views onto the approach to the house (street and path) has a significant impact on my privacy – I do not consider it appropriate that my comings and goings (and those of visitors) can be viewed so easily and directly.

d. The street in general will also be impacted negatively through a loss of the family neighbourhood feel it currently has. The positioning (front of house and distance from the street) means that there will be a sense of infringement on privacy of passers-by and other residents in the neighbourhood.

In conclusion, I object to this Planning Application which conflicts with national and local planning policy and believe that Camden Council should refuse to grant planning permission. The Council has proper and legitimate reasons for doing so.

As a final comment, I would also like to draw your attention to the fact that the Applicant is already using the area in question as a terrace (evident from my window (including as at today's date) and indeed the photos included in the Planning Application which show chairs positioned on the terrace) –

this is clearly a breach of planning and also a breach of the Lease governing the Property (as the Applicant does not own the land).

Please do contact me to discuss any issues arising from this letter.

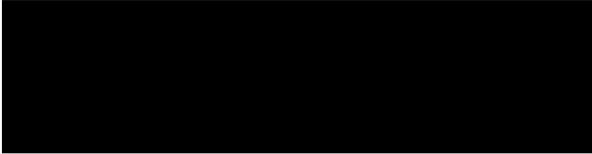
Yours sincerely

Sonal Shah

Sonal Shah

Senior Associate

for Pinsent Masons LLP



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'Best Legal Adviser - Partnerships Awards 2014'

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