



Our Ref: AR/pb/15266

5 June 2015

Mr O Nelson  
The Planning Department  
London Borough of Camden  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ

Dear Mr Nelson

**Application No2015/2229/P - 6 Nutley Terrace, London NW3 5BX**

I am writing on behalf of Mrs Lucy Fitzpatrick, the owner of Nutley Cottage, a house in an adjoining plot to the application site at 6 Nutley Terrace. This letter raises issues of objection to the applicant's current scheme proposal which will have an adverse material impact on the amenity of Nutley Cottage.

The proposal involves a window being included in the west elevation facing Nutley Cottage at each of the floor levels. The only window marked as being obscured glass is that to the first floor. There is no need for the design to include a window in the west elevation due to the good availability of light from the rear elevation, which faces due south and these windows therefore cause an unacceptable loss of privacy for no purpose. Even if the windows were to be obscured glass they would still cause a nuisance by light spillage at night as the nature and location of the windows means it is unlikely that occupants would usually draw blinds over them. Therefore, I would ask that windows be omitted from the west elevation on the grounds that they are unnecessary and cause a loss of privacy to a neighbouring owner that could be alleviated without detriment to the design.

In addition, there is a terrace proposed at third floor level which wraps around the building on the east side. This creates a large terrace area that allows direct overlooking of the garden at Nutley Cottage which is an unacceptable and unnecessary loss of privacy.

The additional massing of the scheme means that the scheme does not meet the required daylight standards as evidenced in the daylight and sunlight report submitted with the planning application. Whilst the report argues that the results are not material because of the presence of other windows in Nutley Cottage it is a fact that the results show that the vertical sky component to the windows of the living room that directly face 6 Nutley Terrace will have their light reduced by more than 20% from existing and that is more than is recommended by the BRE.

The proposed building will be considerably larger in floor plan than the existing building at 6 Nutley Terrace and will extend further to the rear. This will therefore constitute a significantly increased obstruction of sunlight to the garden of Nutley Cottage and morning sun to the main living room. We would therefore ask that the scheme is modified so that it does not extend so far to the rear and mitigates that adverse impact to sunlight amenity.

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4 June 2015

The development involves the creation of six residential units in place of the existing single dwelling house. Only three car parking spaces are provided within the development but with two 4-bed apartments and 4 2-bed apartments, 2 of which are very large, there could be expected to be at least 6 and possibly as many as 12 cars used by residents of the proposed block. Therefore, there will be an increased need for parking on the surrounding streets which will cause unnecessary congestion and is contrary to planning policy. Therefore, a development of this size requires a higher level of off street parking or appropriation on parking in local streets as a planning condition.

We therefore ask that the application is not accepted in its current form and modifications to be sought before a recommendation for planning consent is made.

Yours sincerely



**Alistair Redler BSc FRICS**  
**Senior Partner**

