

59 Rochester Place, London  
NW1 9JU

Email: [REDACTED]

Tel: [REDACTED]

30<sup>th</sup> June 2015

Charles Thuaire  
Regeneration and Planning  
Development Management  
LB of Camden  
Town Hall  
Judd Street  
London WC1H 8ND

Dear Mr Thuaire,

Planning application ref. Ref: 2015/2697/P  
Re 61-63 Rochester Place, NW1

We are the owners of the freehold house at 59 Rochester Place NW1 9JU, adjoining the above proposed development, and wish to register our objection to this planning application.

Firstly, we find it extraordinary that the owner of the adjoining property has not consulted us in any way or given notice of this planning application. This is very surprising given that our property is the most impacted by the development and there are many references to our property and amenity in the Design & Access Statement.

Item 2.8 in the DAS refers to the second floor bedroom of our property being largely unaffected by the proposed development in that the existing sideways view is obstructed by the brick wall and parapet. This is incorrect. We include a photo below of the view from our second floor bedroom window below (it was taken during the evening but clearly still shows the existing outlook). You will note that our view currently suffers from a minimal level of obstruction.

The proposal for the new second floor will undoubtedly involve a considerable volume of new structure surrounding our property. The settling back is not sufficient to avoid an increased sense of enclosure that will be bordering on repressive. We will also suffer from reduced levels of sunlight and daylight currently enjoyed by our property. This is our only view outwards from our home and the proposal will destroy this view and significantly reduce the amenity we derive from this aspect.



***Outlook from 2<sup>nd</sup> floor bedroom of 59 Rochester Place***

Further, the proposed roof terrace at the front is clearly designed for some level of outdoor use and is likely to lead to an intrusion of privacy, overlooking, noise and generally a loss of amenity to both ours and surrounding properties.

In particular, our neighbour who occupies the adjoining second floor flat at 57 Rochester Place at the front of our development will suffer a similar impact on their property. Likewise, there will be some level of impact to the Reeds Place properties nearby.

In short, we consider that this proposal represents over development of the site and it is inappropriate. Our own adjoining property will suffer considerable loss of amenity along with other neighbouring properties. It is an exceptionally ambitious proposal given that consent was only granted in November 2014 for a substantial first floor extension to the property. The fact that no consultation has been undertaken also shows a complete disregard for neighbours and their opinions.

Please ensure that our objection is noted and fully taken into account when considering this application.

[REDACTED]  
Jeremy Eveleigh  
Alasdair Mcgowan