

### 1) Blocking of light and view

The proposed roof terrace is effectively adding an extra storey. As the mews house is only circa 8m away from our rear windows, our views across the delightful mews quadrangle will be severely restricted. The quality of light on our north facing elevation will also be seriously impeded.

### 2) Scale

The mews houses are all recent additions to the mid 19<sup>th</sup> century houses that surround the quadrangle. The height and scale of all the mews are similar, presumably restricted by previous Camden Council Planners to a certain scale. What is being proposed here is a net increase of 50% to the habitable area. Not only would this tower over the adjacent mews it would 'dominate' the gardens and courtyards of neighbouring properties and tower over the lower ground and ground floor levels of the adjacent properties.

### 3) Noise

The current roof terraces at 17 Albert Terrace Mews were previously built due to Camden Council's failure to send out the correct notices. No one knew what was proposed so no one was able to object; together with other gross failures a similar proposal was passed. Since that decision several years ago the peace and tranquillity has been shattered on numerous occasions with late night soirees and daytime disturbances as well. The sort of disturbance that often makes the local newspapers. As all the surrounding main houses of the quadrangle all face out onto busy roads and a bus route the vast majority of people have their bedrooms to the rear facing towards this proposed roof terrace. As this is a conservation area, double glazing isn't allowed, most properties having the original sliding sash windows which have no acoustic qualities at all. Any talking or laughter etc can clearly be heard 'as if it is in your bedroom' - we are therefore sometimes kept awake for hours and continuously disturbed during the day as well. Also the configuration of the mews being in an enclosed space surrounded by tall houses on four sides; makes any noise travel very far and echo all around. This proposed terrace will also be within approximately one to two metres of the roof Velux windows of numbers 18 and 21 Albert Terrace Mews' bedrooms, so will be even more unbearable for those occupants.

### 4) Gross Invasion of Privacy

As previously stated this proposed roof terrace is only circa 8m away from our bedroom window. Currently the nearest windows on a direct level are on the next street and are approx 50m away. Anyone on the terrace would be able to look straight into our bedroom on exactly the same eye level rendering it impossible to get dressed or undressed without prying eyes.

### 5) Drawings are incorrect

The submitted drawings 1403-P3-EL-101, 1403-P2-EL-102, 1403-P1-EL-002 are totally incorrect. They show the proposed top of the roof terrace only bringing the

overall height up to that of the mews houses either side. In fact this mews house at 20 Albert Terrace Mews is of a similar height already to adjacent mews houses.

The proposal would make it tower over the adjacent properties. The architect has cunningly shown the roof line not being in a line of sight from a person standing in the mews on drawing listed 1403-P2-SE-201 (although drawing title blocked as 001). This could well be to try and trick the planners into thinking that because it cannot be seen from the mews it will not impact onto neighbours, this could not be further from the truth. The proposals will have a devastating impact when viewed from where people actually live and enjoy their surroundings rather from a view to someone walking through the mews. So the main detrimental impact is on the surrounding houses overlooking the mews house as well as adjacent mews houses, and not the visual impact from the mews road.

#### 6) Application at this property previously rejected

Similar proposals were submitted by a previous owner approximately 10 years ago. There has been no change of circumstances since then, so this proposal should also be rejected. The current owner is very recent; he has only recently put in for permission to enlarge his windows directly overlooking our property. Again the same argument could be used that previously Camden Council sized the windows at that size to protect the privacy of the neighbours. It seems to be the current owner is putting in piecemeal applications to turn this modest mews house into a much grander and scaled up property. He appears to have no regard for his neighbours' quiet enjoyment or privacy. It begs the question, if this house wasn't suitable for his family's needs than why did he buy it..... unless it was to over develop it to make a fast buck....