

24 July 2015

Re: Application No: 2015/3102/P – Objection by Neighbour

We write to object strongly to the above application for the creation of a terrace at roof level with associated privacy screens at 20 Albert Terrace Mews, London NW1 7TA.

We are the owners and residents of 21 Prince Albert Road. Our property runs from Prince Albert Road at the front to Albert Terrace Mews at the rear and includes the mews house at 20 Albert Terrace Mews, directly next door to the Applicant. As such, our property will be one of those principally affected by the proposed application.

We do not appear to have received notification of the proposed application(s) and have only recently been alerted to them by several concerned neighbours and so have only now been able to register our objection.

We object strongly on the following grounds:

Misrepresentation by the Applicant

The application cynically misrepresents the relative elevations of numbers 20 and 21 Albert Terrace Mews and therefore the effect of the proposed application on the privacy of those properties in the vicinity of the Applicant, in particular numbers 20, 21 and 22 Prince Albert Road whose gardens and houses will be overlooked and who will be affected by noise and privacy concerns.

As submitted, the Applicant's plans suggest that the proposed south elevation will be minimally affected because the Applicant's roofline is significantly lower than our next door mews property and so their proposed addition of a roof terrace together with "privacy screens" (assumed to be 6' in height) will in aggregate bring the new effective roofline of number 20 to a level still below that of our property.

We have submitted photographic evidence with this objection to show that the rooflines of numbers 20 and 21 Albert Terrace Mews are in actual fact currently broadly comparable and therefore the proposed application will mean in effect adding a third storey to the Applicant's property.

We believe that the Applicant is aware that the plans submitted to Camden Council are incorrect. On the basis of the misrepresentation by the Applicant's submitting agent, this application should be withdrawn as any decision reached by Camden Council will be based on incorrect information. Whether the submitted plans are deliberately incorrect due to professional misconduct in order to achieve a planning outcome favourable to the Applicant, or are incorrect due to gross negligence by the submitting agent is impossible to know, but we are in the process of seeking to register a complaint with the agent's governing body.

Privacy concerns

The proposed application will mean a significant and detrimental invasion of privacy for our garden (and the garden at number 20 Prince Albert Road) as the roof terrace will directly overlook us. The roof terrace will also allow occupants to look directly into the rear rooms of our house, including our bedroom and those of our children, from a close distance.

Noise concerns

The proposed application will mean significant additional noise from occupants, the impact of which will be made more significant because, in common with many of the houses on Prince Albert Road, we have our bedrooms at the rear of our house to avoid the noise from Prince Albert Road which is a busy main road .

Change of sight lines

The proposed application would change the view from the rear of our house to its detriment such that we would be unable to see even the tops of the mews houses behind us.

Proposed structure not in keeping with the local area

The mews houses in Albert Terrace Mews area all of a similar height (ground floor plus first floor) and whilst are nearly all now of modern construction replacing the original 19th century properties, care has been taken by residents and planning officials to restrict the heights of the modern replacements to that of the original properties so properties remain in keeping and do not dominate the Mews or the gardens and rear elevations of the houses on Prince Albert Road.

