

[REDACTED]

From: Chris Jackson [REDACTED]
Sent: 01 August 2015 15:21
To: Planning
Subject: Re: 2015/3749/P — Overlooking

Furthermore, I note from the design and access statement that Camden agreed in principle to an extra floor on this building, apparently without any consideration of residential amenity.

I hope that Camden's advice was closer to actual policy, and that publishing the notes of the meeting on 09/10/14 and the report issued 12/06/15 will rapidly put the record straight.

Again, please provide all materials at least one full week before the end of deadline for consultation responses, or extend the deadline for consultation responses.

Chris

On 1 August 2015 at 15:04, Chris Jackson [REDACTED] wrote:
Neil,

It appears Camden has suggested to the developer at pre-application stage that it is acceptable to add a roof terrace, balconies and additional windows to the eastern elevation of this property.

We are concerned about the effect of these additions on our privacy at 3 Stedham Place, where I am an occupier, and other neighbouring properties. CPG 6 contains the following text:

Overlooking and privacy

7.4 Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:

- Living rooms;
- Bedrooms;
- Kitchens; and
- The part of a garden nearest to the house.

WHAT IS GOOD PRACTICE?

To ensure privacy, there should normally be a minimum distance of 18m between the windows of habitable rooms of different units that directly face each other. This minimum requirement will be the distance between the two closest points on each building (including balconies).

Our kitchen, a bedroom, and a part of the garden nearest the house are all less than 18m from the proposed additions. We are in full view of the additions, with most looking down on us.

Therefore, these additions are in clear contravention of Camden policy

Please can you therefore publish the pre-application advice given to the developer on the Camden website. Also, please write to explain Camden's current view on how these additions fit, or do not fit, with Camden policy.

Further to my previous email, please provide all materials at least one full week before the end of deadline for consultation responses, or extend the deadline for consultation responses.

Kind regards,
Chris

