

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3749/P	Chris Jackson	The Flat 3 Stedham Place WC1A 1HU	13/08/2015 21:47:12	OBJ	<p>This application is inappropriate, and has been poorly handled by Camden. Unfortunately this is exactly the kind of shoddy work on all sides that residents here have come to expect.</p> <p>We object on the following grounds:</p> <p>1. Amenity — overlooking</p> <p>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.</p> <p>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:</p> <p>"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:</p> <ul style="list-style-type: none"> • Living rooms; • Bedrooms; • Kitchens; and • The part of a garden nearest to the house. <p>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)."</p> <p>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.</p> <p>Therefore, these additions are in clear contravention of Camden policy. Further information was requested from Camden on this matter on 1 August, with no reply.</p> <p>2. Amenity — daylight and sunlight</p> <p>Alterations will be made at roof level by reason of its height and location would result in a loss of</p>

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					<p>amenity to neighbouring occupiers by virtue of the impact on sunlight and daylight, contrary to policy CS5 (Managing the impact of growth and development) the London Borough of Camden Local Development Framework Core Strategy; and Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.</p> <p>A daylight and sunlight consultant, Bilfinger, of Gresham Street, has been appointed, but no daylight and sunlight assessment has been provided. As such, the application does not pass Camden validation requirements. The report was requested from Camden planning on the July 23rd, 30th, 31st, and 5th August, with no reply.</p> <p>3. Change of use — loss of retail units</p> <p>Loss of small retail units on the right of way between New Oxford Street and Stretham Street is regrettable. While the amount of retail space may be similar, the loss of small units disadvantages independent businesses, counter to Camden policies. With the recent loss of small units on the Commonwealth House site, further east on New Oxford Street, no further small units can be lost in this area.</p> <p>4. Effect on conservation area</p> <p>The current development on this site was approved on 1 March 1987, reference PL/86013/88/B2. Condition 3 makes clear the level of concern for preserving the frontage to New Oxford Street. It can be seen from the construction picture in the design and access statement of this application that the noted frontage was indeed retained, yet the new architect takes no care to retain these features.</p> <p>The Bloomsbury Conservation Area Appraisal and Management Strategy states:</p> <p>"The stretch of the street within the sub area is characterised by stucco terraces with classically-influenced detailing at upper-floor level and shopfronts at street level, all of which contribute positively to the character and appearance of the Conservation Area."</p> <p>5. Effect on rights of way</p> <p>Camden should search of the Definitive Map, to clarify the status of the existing footpath through the site. A "No Right of Way" sign has been erected in the last months. At what point was the right of way through the site extinguished?</p> <p>Please note that this information was already requested on 10 May, with an unsatisfactory response, and again on 17 May, with no response, and again to Camden planning on the July 23rd, 30th, 31st, and 5th August, again with no reply. I'm sure everyone reading this will agree this is an appalling state of</p>

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