

59 Rochester Place,
London NW1 9JU

Email: [REDACTED]
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Charles Thuaire
Regeneration and Planning
Development Management
LB of Camden
Town Hall
Judd Street
London WC1H 8ND

Dear Mr Thuaire,

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

I refer and respond to the letter from Norton Ellis Architects dated 13th July 2015 with representations in respect of the existing and proposed outlook from our neighbouring property at 59 Rochester Place and the drawing no.266-012 submitted.

The indicative 'proposed' cgi view from the second floor bedroom in the drawing submitted gives the impression that the proposed new structure is more distant and set back than the reality and is disingenuous.

Moving onto the comments in the letter (using the same numbering), I would respond further as follows:

1. It is not a correct statement that the view across the roof is only achieved when standing immediately adjacent to the window or that as one moves away from the window only the view of the glass block wall is visible.

Arising from the corner position of the window within the room, the distant views out of the window can be seen from most of the room. Indeed, even standing immediately in front of the window, the distant views remain prominent. I attach further photographs to establish the position.

2. It is accepted that the views across the adjoining roof are largely an oblique view but as referred to above, it is a prominent view from the room and also provides much of the sunlight and daylight into the room.
3. I understand that the cill height to the proposed side window is 1700mm which is not generally above eye level. As an example, this is chin height to me as a person who is 6' tall. The cill height would need to be higher to prevent overlooking.

Finally, the proposed planting along the side wall potentially worsens the position in terms of the sense of enclosure. This area will also be difficult to access with a risk that the planting will not be properly maintained and become an eyesore.

Please would you kindly take these views into consideration when assessing the application.

Kind regards.

Yours sincerely,

A black rectangular redaction box covering the signature of Jeremy Eveleigh.

Jeremy Eveleigh

Photographs – taken from 2nd floor bedroom of 59 Rochester Place



View from window within the room – note that the oblique view is prominent.



View standing in front of the window – note that the oblique and distant view remains prominent.