

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3744/P	Richard Baron	103 South End Road London NW3 2RJ	05/09/2015 19:43:07	OBJ	<p>We write as neighbours to express our concerns about the proposed development to Jasper House, 105 South End Road (2015/3744/P). First, we object to the double storey extension plans lodged on 1/7/15 and note that these have been superseded. Please can you confirm that these are not part of the planning application or alternately revert to us to indicate our objections to them.</p> <p>Our further comments and objections set out here refer to the single storey extension plans submitted on 10/08/15.</p> <p>4.10 of the Camden Planning Guidance – Design (CGG1) document outlines the General Principles for rear extensions. It states that proposed extensions should “not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure”. We object to the designs submitted in the following respects:</p> <p>1/ The proposed new window in the upper storey (which can be seen in the right rear elevation drawing) would certainly cause a loss of amenity to us in regard to outlook/privacy and overlooking. The view from that window would compromise our privacy in regard to the outdoor dining and family space directly outside our kitchen.</p> <p>2/ The height of the proposed rear single storey extension looks, as far as we can ascertain, to be higher than the existing high old brick garden wall separating the properties. If that is the case it will also cause a significant loss of amenity with regard to sunlight and daylight – because it will cut out the late afternoon light into our kitchen, making it darker earlier. If the height of the extension is at the same level as our existing garden wall, then that would not apply.</p> <p>3/ A rear single storey extension that is higher than the existing garden wall would also compromise the view from our first floor window which currently enjoys lovely views. The proposed extension protrudes further than our rear extension, and the new outlook will thus now partly disrupt the beautiful lines of the old high brick wall boundary, replacing it with a protruding, higher and cluttered stucco block (an ugly double boundary).</p> <p>We also note that 4.19 of CPG1 Design relating to Conservatories states that they should “not extend the full width of a building. If a conservatory fills a gap beside a solid extension, it must be set back from the building line of the solid extension”.</p> <p>This suggests that any single storey extension on the property should, like the existing conservatory, be set back from the building line of our solid extension rather than protrude beyond it. Infilling the existing conservatory space and beyond up to the building line of 105 South End Road’s current solid extension, and beyond the level of 103 South End Road’s solid extension, seems to be in contradiction to Camden’s Planning Guidelines.</p>

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2015/3744/P	Richard Baron	103 South End Road	05/09/2015 19:45:47	COMNOT	Further to my previous comment, please tell me the date of the committee hearing.
