

Flat 5
15 Langland Gardens
London NW3 6QE

By email to [REDACTED]
Planning Dept, Camden Council

Dear Mr Gracie

Planning Application Ref. 2015/3619/P, 11C and 13A Langland Gardens London NW3
6QD :Extension of roof space across 11C and 13A, with dormers to the side and rear. New rear terrace to the upper and lower levels of 13A. New roof terrace to the upper level of 11C. New front terrace above the existing bay roof to 11C and 13A.

I object to the above application on the following grounds

(1) I doubt the lawfulness of this application. The application indicates that it is also for house no. 11 Langland Gardens, whereas the owners of that building, as in the application response lodged with you, indicate that they know nothing about it, and also object to it.

(2) The owners of that property state there is no Flat 11C, hence it contains inaccuracies and omissions, including as I also point out below, in the drawings submitted.

(3) As far as I can see, there is no design and access statement which is a requirement for planning applications in conservation areas.

(4) My main objection is the provision of dormer windows to the side elevation of the proposed roof space, and the provision of dormer windows to current top floor side elevation of the building (Flat 13A?) directly below. Both of these sets of double dormer windows will face, and directly look into my bedroom/study window, and that of the floor below.

This causes direct face to face overlooking and total loss of privacy to our living spaces.

(5) The drawings to the application conveniently do not show my affected windows, and the elevations are deceptive and inaccurate.

(6) For the avoidance of doubt, I invite the planning officer to come and visit our property to see the effect of direct-facing overlooking.

(7) As regards the proposed roof terraces, as far as I can see there are no drawings, and details as regards to size and design. The addition of terraces will cause loss of privacy to the existing neighbouring properties and spoil the proportions of the house at the front and rear.

Thus the application goes against Camden's core policies and development framework, and should be refused as contravention on the main grounds of:

CS5 - its impact on neighbouring properties, outlook and view from the street and rear gardens
CS14 - not of high quality or good design and no drawings to indicate any detail, or type of materials.
DP24 - poor quality design, in character and proportions. Loss of amenity to neighbours.
DP 25 - does not respect the conservation area or local character
DP26 - Adverse impact on occupiers and neighbours - direct overlooking by proposed dormers.

Please let me know if you are able to visit, or require more details.

Kind regards

Linda Chung