

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/5303/P	John O'Mara / Beatie Blakemore	4 Inkerman Road London NW5 3BS	18/10/2015 19:41:04	OBJ	<p>We object to the proposal on the basis that the proposed roof terrace would overlook the lower ground floor garden and kitchen/living space and first floor nursery/child's bedroom of number 4 Inkerman Road, and cause nuisance with respect to privacy, daylight, noise and security.</p> <p>Regardless of the screening measures proposed, we object to a roof terrace in this location in principle due the following reasons:</p> <ul style="list-style-type: none"> • The proposed roof terrace would be of unacceptably overbearing proximity to number 4 Inkerman Road, compromising the privacy and amenity of the garden and interior spaces of number 4 Inkerman Road (and neighbouring properties). • We consider that the roof terrace element of the extension is inappropriate to the local pattern of ground level rear gardens, and an unnecessary addition to a property that is currently well served with the exterior space of a sizeable rear garden. • The proposed roof terrace is an incongruous addition to the character of private lower ground rear gardens along Alma Street and Inkerman Road Conservation Area, that provide individual private spaces and maintain an outlook within a dense garden pattern. A roof terrace would dominate above this lower ground rear garden arrangement, compromising the relative sense of privacy and outlook from individual properties. • The change in character of the full width rear extension and ground floor French doors is not in keeping with the character of rear elevations along Alma Street and Inkerman Road Conservation Area. • 24 Alma Street currently has significant private exterior space, rendering the roof level terrace unnecessary. The proposed roof terrace would create significant nuisance to neighbours under the points listed in the Camden Design Guidance below: <p>Camden Planning Guidance: Design - Balconies and terraces</p> <p>5.23 Balconies and terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. However, they can also cause nuisance to neighbours. Potential problems include overlooking and privacy, daylight, noise, light spillage and security.</p> <ul style="list-style-type: none"> • On the proposed measures of attenuation, the proposal to use roof planting to screen the roof terrace from the neighbouring Inkerman Road gardens is not a solution to the resultant issue of privacy: <p>It is not clear what species of plant would provide such cover, and what maintenance plan is proposed to maintain and preserve this method into the future, but to be effective the planting would be required to be so dense as to have the detrimental effect of reducing daylight and sunlight, and reducing outlook from the neighbouring Number 4 Inkerman Road garden and lower ground floor spaces. Number 4</p>

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Inkerman Road is already considerably enclosed by the gable end of 24 Alma Street.

Planting also would not attenuate any noise issues arising from the use of the proposed terrace.

Planting is a solution of last resort for unavoidable privacy issues (which is not the case here).

Planting is also a potential privacy concern as it is not visually impermeable, and can provide cover for the potential onlooker.

Regardless of these issues of the suitability of planting and screening generally as outlined above, we object to the principle of a roof terrace, period. The roof terrace and necessary 'screening' would be of such a height as to be harmful to the outlook of Number 4 Inkerman Road garden and lower ground floor spaces, which is already considerably enclosed by the gable end of number 24 Alma Street.

We also note that the proposal in section (Proposed Section A-A) indicates an increased parapet build-up in excess of the current parapet height adjacent to number 4 Inkerman Road, and we request that the proposed extension and parapet height is maintained within the limits of the current parapet (Existing Section A-A) to limit any loss of outlook from Number 4 Inkerman Road garden.

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2015/5303/P	Camilla Hall	2 Inkerman Road NW53BS NW53BS NW53BS	18/10/2015 20:47:31	OBJ	<p>I would like to object to the application for the following reasons.</p> <p>As the freeholder and occupant of number 2 Inkerman road I will be detrimentally affected by the development as proposed.</p> <p>My objection is based on the following,</p> <p>1)living conditions of nearby properties, in particular, 2,3,& 4, Inkerman road:-</p> <p>This proposal will be detrimental to the occupants of no2 Inkerman road due to a lack of privacy and increase in noise levels.</p> <p>The proposed extension with terrace will overlook no2 Inkerman road and is no more than 8 metres away from a fully glazed rear lower ground floor facade. This will result in overlooking and complete loss of privacy, both at lower ground floor level and in the garden at no2 Inkerman road.</p> <p>The proposed screening will, if effective give some privacy to no 3 but will have little or no effect on the privacy intrusion on no2 Inkerman road.</p> <p>2)Noise and disturbance:-</p> <p>The use of a terrace so close to the occupants of inkerman road would invariably create noise disturbance to those occupants. Presently there are garden walls between the relevant properties which would reduce noise levels, there would however be nothing to absorb noise made at terrace level creating diturbance to the Inkerman occupants.</p> <p>The bedroom window at first floor level of no2 will also suffer from increased noise levels should the residents of 24 Alma occupy the terrace late on summer evenings.</p> <p>3)Appearance of the rear facade of 24 Alma street which is within the Inkerman conservation area:-</p> <p>The proposed extension is outside the present building line and as such is at odds with what has been acceptable up to now.</p> <p>The rear amenity space created by the terrace at raised ground floor level is not necessary when the property enjoys a substantial garden area.</p> <p>The alteration to the original openings to create double doors as a means of access to the proposed terrace is out of character and would not be in keeping with the character of Inkerman conservation area.</p> <p>Although I am not against the development of properties on Alma street, it is the increase in height and the depth of the proposal, together with the use of the roof as a terrace that make the proposal unacceptable to me and many other residents on Inkerman road.</p> <p>Regards, Camilla Hall</p>