

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/5303/P	Camilla Hall	Camilla Hall 2 Inkerman road Kentish town London NW53BS	13/11/2015 15:32:17	COMMLLET TER	<p>I would like to object to the revised 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. The revision addresses non of these points for my property.</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 disturbance 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>Because of the close proximity of houses in the corner formed by Alma street and Inkerman road this development is particularly inappropriate and has an adverse affect on a significant number of properties.</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</p>

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unacceptable to me and many other residents on Inkerman road.

Regards, Camilla Hall

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2015/5303/P	John O'Mara	4 Inkerman Road London NW5 3BS	13/11/2015 17:08:48	OBJ	<p>Dear Sir / Madam</p> <p>Ref: Objection to Planning Application - 2015/5303/P / 24 Alma Street London NW5 3DJ / Erection of lower ground rear extension with rear roof terrace above at ground floor level and double access doors onto terrace.</p> <p>Thank you for the notification of the submission of revised proposals for 24 Alma Street. We are the owner / occupiers of Number 4 Inkerman Road and have reviewed the revised application. We note that the revised drawings maintain the proposal for a first floor roof terrace, albeit to a reduced area. However, we do not feel that the reduction in size of the roof terrace satisfies the concerns raised as part of our previous objection, submitted on 18.10.15. We maintain our objections to the revised proposal on the basis that the 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, outlook, noise and security.</p> <p>With respect to the remainder of the application, we are concerned at the general accuracy of the drawn information, which lacks key dimensions and spot heights of new parapet walls in connection with the proposed extension. Our previous objection noted the ambiguous but significant increase in height of parapet walls and we would expect this revised information to have clarified these issues. In addition, the drawings do not detail or specify the proposed materiality of the new extension construction facing the neighbouring properties of Inkerman Road.</p> <p>We consider that the current application material is not suitably detailed in this respect to make a clear assessment on the impact of the proposed extension on 4 Inkerman Road and neighbouring properties, and we further object to the revised application on this basis.</p> <p>Our objection to the revised application can be summarised as follows:</p> <ol style="list-style-type: none"> 1. We maintain our position that a 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 Inkerman Road properties numbers 2 & 3). 2. 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: Camden Planning Guidance: Design - Balconies and terraces <p>2.23 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> <ol style="list-style-type: none"> 3. We consider that the roof terrace element of the extension is inappropriate to the local amenity 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. 4. 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, which provide individual private

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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 neighbouring properties.

5. The change in character of the full width rear extension and upper ground floor French doors is not in keeping with the character of rear elevations along Alma Street and Inkerman Road Conservation Area.

6. On the proposed measures of attenuation, the proposal to use planting to screen the roof terrace from the neighbouring Inkerman Road gardens is not a solution to the issues of privacy raised. 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 (including future owners of Number 24 Alma Street), but to be effective the planting would be required to be so dense as to have the detrimental effect of reducing daylight to, and reducing outlook from, the neighbouring Number 4 Inkerman Road garden and lower ground floor spaces. Solid screening alternatives are unsuitable for these same reasons.

Planting also would not attenuate any noise issues arising from the use of the proposed terrace. Planting is also a potential privacy concern as it is not visually impermeable, and can provide cover for the potential onlooker.

In summary, we object in principle to a roof terrace as part of the proposed development. The terrace and proposed '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.

Yours Faithfully

John O'Mara / Beatie Blakemore

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