

Akhaja, Jagdish

From: Dike, Darlene
Sent: 17 July 2015 12:01
To: Planning
Subject: FW: Planning Application 2015/2769/P

Please log as an objection

Many thanks!

Darlene

From: Currie, Tom (Councillor)
Sent: 17 July 2015 11:49
To: Dike, Darlene
Cc: Stark, Stephen (Councillor); Cooper, Oliver (Councillor)
Subject: Planning Application 2015/2769/P

Dear Darlene,

I am writing in objection to the above planning application. The application fails on several points which are set out in CPG1, section 5.24:

1. "Possible use of screens or planting to prevent overlooking of habitable rooms or nearby gardens". The front elevation of the balcony is completely clear glass, with no screening whatsoever. The occupants of 13 Willow Road have quite clearly demonstrated with photographs that anybody standing on the proposed balcony would have a clear view inside their home. There are also at least five gardens within the direct line of sight of this front section.
2. Even if the clear glass were changed to frosted, that would not make any difference to the visibility, as the proposed screen is only 1.1m in height. Even a young child would be able to see quite clearly over the top of the balcony into multiple neighbouring gardens and windows.
3. "Possible use of setbacks to minimise overlooking – a balcony need not necessarily cover the entire available roof space". The applicants have proposed a balcony that reaches right to the edge of the flat roof, creating approximately 60 square feet of outside space. This is a very large area for a balcony, especially one which overlooks so many neighbouring properties and gardens. A balcony of this size could easily accommodate a dozen people, meaning that there is the real potential for noise issues to arise.

The applicant has not made any efforts whatsoever to protect the privacy of neighbouring properties with his low, clear glass balustrade. The proposed balcony is clearly too large for such an area, creating the potential for noise issues. The application breaches both CPG1 and DP26, and on these grounds I would urge you to refuse permission.

Kind regards,

Tom

Councillor Tom Currie
Hampstead Town Ward
Conservative Party

Camden Town Hall
Judd Street
London WC1H 9JE

Tel: 07783 401 129

tom.currie@camden.gov.uk