

Objection to proposed development because:

- The proposed plans are missing necessary information/documentation for objective planning consideration in respect to residential amenities and the proposed development, including:
- drawings to scale, length/graduated height of stairway
- The proposal is missing daylight/sunlight assessment, Vertical Sky Component (VSC) and the Average Daylight Factor (ADF) that should have accompanied planning application as required by Camden Councils Development Policy
- The proposal is not aesthetically pleasing, nor in keeping with the pre-existing victorian building
- The proposal balcony and stairway will dominate and overshadow the garden environment for other residents.
- The proposal does not adhere to Camden Councils Planning Material Considerations, including: the protection to residents in existing properties: Visual privacy, Overlooking, Outlook, Sunlight and Daylight
- The proposal will reduce sunlight / daylight to windows of adjoining property
- The proposal will overshadow existing features of adjoining and neighbouring properties
- The proposal will overlook part of the garden closest to the house (french doors) for residents
- The proposal will invade privacy of residents
- The proposal will block access for applicants to access main garden gate (garden waste would need to be removed through front communal entrance)
- The proposed stairway is only a three foot distance from windows to hallway and bathroom of adjoining property
- The proposal will create unnecessary noise for adjoining/next door residents: due to potential for entertaining and rain fall on lengthy cast iron stairway
- There is no wall insulation to adjoining residents extension to reduce impact of noise reaching bedrooms of residents

The current proposal is overdevelopment and the objective, easy access to garden, could be achieve with a softer design: inward facing french doors, shallow balcony and spiral staircase that would not only be aesthetically pleasant to look at and match existing victorian properties, but a spiral staircase could also sit further back limiting the noise when it rains from reaching the two bedrooms in the current extension belonging to the downstairs property. This alternative suggestion would also remove the privacy and overlooking issue.

Page 124 of The Council Development Policy (DP26) States:
'The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.'

Kind regards,

Ms Davey