

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6893/P	hughe cullum	hugh cullum hugh cullum architects limited 61b judd street wc1h 9qt	04/02/2016 17:13:24	OBJ	<p>30th Jan 2016</p> <p>To : Camden Planning & Camden Development Committee</p> <p>Dear Sir/Madam</p> <p>Objection to Camden Planning application ref 2015/6893/P at 27 Kings Mews</p> <p>The owner of 26 King's Mews, Michael Rae, has requested us to consider the impact of the proposed increased development (Camden application ref 2015/6893/P) at 27 Kings Mews on the proposed house he is about to commence building in accordance with planning application 2013/7847/p (implementation of which is proposed for July 2016).</p> <p>There are four areas I advise objection to the current proposal, all of which could be resolved through discussions with the neighbour, their agent and architect and modification of their scheme.</p> <p>1 Loss of Privacy within 26 Kings Mews and at 26 Kings Mews roof terrace from within 27 Kings Mews.</p> <p>The proposed scheme would enable occupants of the proposed 3rd floor bedroom in 27 Kings Mews to look directly down :-</p> <p>a) through the 3.3m x 2m glazed opening roof of 26 King's Mews into the 2nd floor living room of 26 King's Mews, a distance c 2 m away</p> <p>b) onto the private roof terrace space of 26 King's Mews into the 2nd floor living room of 26 King's Mews, a distance c 2 m away</p> <p>2 Loss of Privacy within 26 Kings Mews and at 26 Kings Mews roof terrace from proposed 27 Kings Mews 3rd floor level roof terrace.</p> <p>The proposed scheme would enable anyone standing on the proposed 3rd floor terrace at 27 Kings Mews to look directly across the party wall down</p> <p>a) through the glazed opening roof of 26 King's Mews into the 2nd floor front part of the open plan living room of 26 King's Mews,</p> <p>b) through the glazed fixed roof of 26 King's Mews into the 2nd floor rear part of the living room of 26 King's Mews,</p> <p>c) through the glazed fixed roof of 26 King's Mews into the 1st floor/2nd floor open plan staircase of 26 King's Mews,</p>

Application No: **Consultees Name:** **Consultees Addr:** **Received:** **Comment:** **Response:**

Suggested Solutions

Neither the applicant (owner of 27 Kings Mews) nor their agent/architect have discussed or communicated their proposals to my client, but I understand my client is willing to discuss and resolve these issues.

We would be happy to arrange a joint meeting with the architect of 27 Kings Mews to suggest modifications to the massing & design of the proposed 3rd floor of 27 Kings Mews plus a privacy Screen extending along the east/west orientation of 27 Kings Mews proposed roof terrace which would mitigate the serious negative impact of their proposals.

Summary

The development proposed would have a serious adverse affect on the quiet enjoyment of the occupants of the proposed house at 26 Kings Mews. The possible impact is severe and I have recommended that our client :

- a) commissions a planning consultant and a daylight & sunlight consultant to more formally review the application at 27 Kings Mews.
- b) asks us to submit an additional section drawing to illustrate the overlooking effect. We could prepare & submit this within 2 additional days.

Until then on behalf of the owner of 26 Kings Mews, I object to proposed development, planning application 2015/6893/P.

Hugh Cullum
Hugh Cullum Architects

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6893/P	Michael Rae	Tudor Lodge Long Street Sherborne Dorset	04/02/2016 22:05:30	OBJEMAIL	<p>I am the owner of 26 Kings Mews - a site adjoining 27 Kings Mews which I plan to commence development later this summer into a 3 storey above ground & basement single dwelling house in accordance with the current consented plans for 26 Kings Mews.</p> <p>I object to the proposed 4th storey at 27 Kings Mews as it will create unacceptable loss of privacy to my proposed house at 26 Kings Mews, with an over looking roof terrace, and overlooking windows which will enable occupiers of 27 Kings Mews to stare straight into my house.</p> <p>The additional mass/bulk of the 4th storey also blocks vital south facing sunlight from my principal source of light into my house - a central glazed roof.</p> <p>Additionally the development site area proposed encroaches c 300mm into my land, and I have to consented for my land to be used for 27 Kings Mews planning application.</p>
