Application No.	Consultoes Names	Consultoes Addu	Danivada	Comment		nted on:	05/02/2016	09:05:19
Application No: 2015/6893/P	Consultees Name: hughe cullum	hugh cullum hugh cullum architects limited 61b judd street wc1h 9qt	Received: 04/02/2016 17:13:24	Comment: OBJ	Response: 30th Jan 2016			
					To : Camden Planning & Camden Development Committee			
					Dear Sir/Madam			
					Objection to Camden Planning application ref 2015/6893/P at 27 Kings M	ews		
					The owner of 26 King"s Mews, Michael Rae, has requested us to consider increased development (Camden application ref 2015/6893/P) at 27 Kings house he is about to commence building in accordance with planning appli (implementation of which is proposed for July 2016).	Mews on	the proposed	
					There are four areas I advise objection to the current proposal, all of which discussions with the neighbour, their agent and architect and modification			
					1 Loss of Privacy within 26 Kings Mews and at 26 Kings Mews roof te Mews.	race from	within 27 Kings	
					The proposed scheme would enable occupants of the proposed 3rd floor be look directly down:-	droom in	27 Kings Mews t	50
					a) through the 3.3m x 2m glazed opening roof of 26 King"s Mews into of 26 King"s Mews, a distance c 2 m away	the	2nd floor li	ving room
					b) onto the private roof terrace space of 26 King"s Mews into the 2nd King"s Mews, a distance c 2 m away	floor	living room	n of 26
					2 Loss of Privacy within 26 Kings Mews and at 26 Kings Mews roof Kings Mews 3rd floor level roof terrace.	terra	ce from proposed	d 27
					The proposed scheme would enable anyone standing on the proposed 3rd f Mews to look directly across the party wall down	oor terra	ee at 27 Kings	
					a) through the glazed opening roof of 26 King"s Mews into the 2nd fl plan living room of 26 King"s Mews,	oor	front part o	f the open
					b) through the glazed fixed roof of 26 King"s Mews into the 2nd floor room of 26 King"s Mews,		rear part of the li	iving
					c) through the glazed fixed roof of 26 King"s Mews into the 1st floor/staircase of 26 King"s Mews,	2nd	floor open j	plan

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d) through the glazed fixed roof of 26 King"s Mews into the 1st floor open plan kitchen of 26 King"s Mews,

The normal level of urban overlooking considered acceptable is 18m. In this instance the overlooking is minimal - a distance as little of 0.3m

3 Loss of Daytime Sunlight & Impact of 26 Kings Mews Consented Design

The BRE guidelines do not quantify sunlight calculations in non-vertical windows, but Camden & national planning policies do require habitable accommodation, particularly living room space, to have reasonable sunlight.

The site 26 Kings Mews is an east/west orientated rectangular site, with a 6m high boundary walls running around both long party walls as well as the East facing end party wall - none of which can contain windows.

Thus sunlight & daylight cannot penetrate into the building except either through glazing at the west facade or at an angle through the roof.

Neither daylight nor general daytime sunlight alone would penetrate deep into the 35" depth of the living room through conventional vertical windows located on the west facing Kings Mews elevation, necessitating a large glazed roof to facilitate adequate general daytime sunlight.

The design of 26 Kings Mews house, consented planning application 2013/7847/p, was thus based on approximately 1/3rd of the main roof area being glazed, with a large 2nd floor void, to allow sunlight to penetrate through the glazed flat roof deep into the 2nd floor living room and the 1st floor kitchen.

Additionally, the large opening sliding rooflight above the front of the 2nd floor living room was designed to enable this part of the living room to act as an extended roof terrace area for lunchtime al fresco dining etc.

Constructing a 2.4-3m high 3rd floor extension along the 26/27 Kings Mews boundary would prevent sunlight from reaching this extended roof terrace area until mid afternoon, past the normal lunchtime hours.

4 Land

The proposed development (Camden application ref 2015/6893/P) at 27 Kings Mews shows the boundary drawn incorrectly - the application includes land owned by the owner of 26 King's Mews as per the attached title document. The owner of 26 Kings Mews has not consented to the application for development by the neighbour on his land, nor is his interest shown on the land ownership part of the planning application form.

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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

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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	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.	
					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.	
					The additional mass/bilk of the 4th storey also blocks vital south facing sunlight from my principal source of light into my house - a central glazed roof.	
					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.	