

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2013/3383/P	Jane Sweet	48 Grafton Terrace	17/02/2016 09:38:45	OBJ	

I am writing to object most strongly to the planning application above.

I believe that this is the fourth application to build at 62a Grafton Terrace and that previous applications have been turned down. I hope that the Council will reject this latest one, which represents only a minor amendment on the previous rejected proposals.

Grafton Terrace is a strong, long-established community with a unique architectural character. This will be blighted by the proposed building, which was originally a wagon store for Queens Crescent market.

A number of neighbours will be negatively impacted by the proposed building. Their back gardens and rear facing windows get very low levels of daylight and direct sun light, particularly in the winter months. Winter sunlight comes through the gap at 62a Grafton Terrace. Constructing a 3 story house in the gap will lower light levels further. When light levels are already low, any light loss is significant and impacts on the quality of their lives and sense of well-being.

Importantly, the 2016 application for planning permission has not been meaningfully amended since the 2013 application. I understand that the Jan 2016 Sunlight & Daylight Study changes references to one window and very slightly alters the assessment of daylight and sunlight to others. It remains based on the same inaccurate drawings used in the 2013 application. They do not show the 2 meter difference in level between the lower back gardens and the street level of Grafton Terrace. This difference makes the 2013 and 2016 light readings inaccurate negating the application. In addition, the proposed building will be almost 4 stories high from the rear, with consequent increased overlooking surrounding properties, which unacceptable.

While we are aware of the shortage of accommodation in the Borough of Camden. However, Grafton Terrace and its environs is to be developed to produce 26 quality new apartments (9 of them 3 and 4 bedrooms) directly opposite 62a Grafton Terrace. It therefore makes no sense to allow the additional minimal sub-standard accommodation proposed. The application relates to a 3 story house for 3 people (1 double, 1 single bedroom), will be 10 feet wide and almost windowless, which is unacceptable for

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2013/3383/P	Michaela Goetz-Hunter	6 Southampton Road London NW5 4HX	17/02/2016 15:41:42 OBJ		<p>comfortable habitation. It barely exceeds the minimum Camden guidelines for space and will offer a poor quality of life for the occupants. Cramped housing results in transient occupancy and poorly sustained properties which will impact negatively on the community. There is no need to build one tiny extra house that affects so many people negatively.</p> <p>This planning application neither addresses the accommodation needs of the Borough, nor adds to the character of the area. On the contrary, I believe that it will destroy the special architectural character of the street and, more significantly, impact negatively on the lives of many of its inhabitants and those from the surrounding area. I trust that it is once again rejected.</p> <p>I object on the basis of loss of sunlight to our property in Southampton Road and that the proposed development will overlook our garden. We also would like to point out that the dwgs submitted are incorrect when it comes to the levels. If this incorrect representation of the site and it's surrounding was used as basis for the sunlight calculations - these can not be correct either. Please note that we have asked a plannig consultant to act on our behalf and he has written to the council.</p>