

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2013/3383/P	Eric Nobileau	14 Southampton Road London NW5 4HX	18/02/2016 21:38:48	OBJ	<p>As a resident owner of a property on Southampton Road, I wish to object to this development which would reduce the already limited levels of daylight in the back-gardens and increase overlooking.</p> <p>I also understand that this is the fourth planning application for this development, having been turned down 3 times previously. Why is the owner/developer allowed to continue re-submitting applications when the neighbors are clearly against it, especially when some of the information is still misleading (includes inaccurate drawings not reflecting the 2m difference between Grafton Terrace and back gardens for example) and no meaningful amendments are being presented to address the main issues of sunlight and overlooking? This process is a very inconsiderate use of council resources and precious personal time taken from all the neighbors to provide objections to each application within a 21-day window, at the expense of other priorities.</p> <p>In addition to the above, this proposed 3-story, 2 bedroom house for 3 people barely passes Camden's guidelines for appropriate living space, being only 10 ft wide and practically windowless. This cramped housing situation would most likely result in transient occupancy and a poorly maintained property, affecting our quality of living and nearby property values.</p> <p>I appreciate that there is a shortage of housing in Camden and London in general, but that is no reason to approve such an ill-conceived project which affects so many neighbors negatively, adding only 2 small additional bedrooms when a large development of 26 new apartments, 9 of which with 3 and 4 bedrooms, is about to begin just across the street!</p> <p>One last point I would like to raise relates to noise and air/environmental pollution from any construction on this site, which the neighborhood will already suffer from due to the large development about to start on Grafton Terrace. The demolition and construction will have a significant negative impact on the neighboring properties, especially the lower ones with gardens at the back, and risk affecting the physical and mental health of those vulnerable living nearby, including children and elderly pensioners.</p> <p>Please decline this application and request that no further similar applications be submitted in relation to this property to save all the neighbors from more stress, anxiety, pollution and wasted time fighting this application process (which has already been ongoing for almost 3 years), when no-one except a greedy developer will benefit...</p> <p>Thank you for taking these comments into account.</p> <p>With Kind Regards</p>

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2013/3383/P	Julia Robson	60a Grafton Terrace London NW54HY	18/02/2016 20:52:13	OBJLETTE R	<p>I live in the basement garden flat next to the proposed site. I strongly object to the development on the grounds that this will negatively affect daylight and sunlight to the surrounding buildings and homes. The proposed dwelling is too small and only just complies with Camden's standard of internal floor space. The neighbourhood is already densely built-up and suffers from overlooking, which would be further compromised.</p>

There are 26 new apartments (nine of them 3 and 4 bedroom properties) to be built directly across the street from 62a Grafton Terrace. Therefore I would argue there is no requirement to build one more small, dark dwelling, which overlooks and cuts out light from so many surrounding houses, flats and gardens.

This is the fourth application for this application, which was always ill conceived and posed more negative than positive issues to the neighbourhood. There were 24 objections to the last application.

I can summarise my objections here:

#### LOSS OF LIGHT

1. The proposed dwelling partially infills a gap which was designed to allow light to flood into gardens and windows of Grafton Terrace and Southampton Road. It would have a significant impact on sunlight and daylight to properties who suffer from poor lighting due to being perpendicular and to the north of the terrace.

The proposed development is contrary to the requirements of Policy CS5, Policy DP26(c) and CPG6 [paragraphs 6.6 – 6.18] in that the reduction in the levels of daylight and sunlight experienced by the residents of the adjoining properties will be severely reduced, thereby causing harm to residential amenity.

In the report it is accepted some windows would see a reduction in sunlight greater than BRE guidelines.

Local 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. The fact that our gardens and rooms get very little light already means that any light is important and must be safe guarded.

Despite the new light survey I do not believe the loss of daylight has been assessed fairly. My flat benefits from windows in the conservatory/living area, which was formerly part of the garden. The new building will tower over this blocking off winter light.

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#### OVERLOOKING

The area is already overdeveloped. The proposed building will be almost 4 stories high from the rear, with consequent increased overlooking.

This part of Grafton Terrace neighbourhood has been built up to a point where there are enough dwellings and flats. It already suffers from the negative impact of overlooking, particularly in the back gardens.

The addition of a roof terrace – which I thought had been removed from the original application but now appears in the 2016 plans - means there will be overlooking. There is a mention of hanging washing on roof space.

The rear gardens of Grafton Terrace and Southampton Road around the site already experience mutual overlooking due to their proximity to one another and because they have been divided into flats. The proposed dwelling would comprise rear windows at ground, first and second floor Level.

#### DENSITY OF NEIGHBOURHOOD

Residents will soon have 26 new apartments (nine of them 3 and 4 bedrooms) across the street from 62a Grafton Terrace. Although there is a housing shortage in Camden we feel our neighbourhood is addressing this problem via the imminent and huge housing projects adjacent to us on Grafton Terrace and Queens Crescent.

One more building cutting out light and adding to the concrete feel of the terrace is too much.

#### FOOTPRINT/INADEQUATE SPACE FOR A THREE-STOREY DWELLING

The proposed dwelling only just complies with Camden's standard of internal floor space. There is no light in the basement and living area. Due to the limited footprint of the site, it is not considered that more storage space could be practically provided. I believe the one cycle storage is not adequate for a house for 3 persons. I also believe inadequate space for refuse, which is only collected once a week, would result in bins being put onto the street.

The proposed tiny house is for 3 people and barely passes minimum guidelines for space. Cramped housing results in transient occupancy and neglected properties.

To conclude, I don't believe and can't see how you might argue there is a need to build one tiny extra house that affects so many people negatively. Particularly given the large-scale housing development opposite.

This is the fourth application of a plan that continues not to be considered viable. This is not the right location to build this sub-standard dwelling, which is arguably not fit for purpose in Camden or anywhere where decent housing is appreciated.

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2013/3383/P	James Kemp	4A Southampton Road London	18/02/2016 15:51:53	OBJ	<p>Our back garden and rear facing Windows get very low levels of daylight and direct sun light. Sunlight comes through the gap at 62a Grafton Terrace. Constructing a 3 story house in the gap will lower light levels further. Any light loss is significant.</p> <p>This is the 4th application for planning permission. It has been turned down 3 times already. In 2013, 24 neighbors wrote letters of objection.</p> <p>The 2016 application has not been meaningfully amended since the 2013 application. It remains based on the same inaccurate drawings used in the 2013 application. They do not show the 2 meter difference in level between our lower back gardens and the street level of Grafton Terrace, which makes the light readings inaccurate. The proposed building will be almost 4 stories high from the rear, with hugely increased overlooking.</p> <p>Our neighbourhood will soon have 26 new apartments across the street from 62a Grafton Terrace. There is no need to build one extra house that affects so many people negatively.</p> <p>This could seriously affect our quality of living and property investment.</p>

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