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Camden planning officer (Sent via email)

Privacy

As illustrated on Roof Terrace Alt layout we have meticulously designed this to make sure there is an outer perimeter (500 meters between outer wall and glass) within the roof terrace which stops anyone from standing close to the edge so that the direct view is not looking down onto Court Close gardens as mentioned by one of the consultees. This is similar to what has been granted to the penthouses in Boydell Court, not to mention we had a discussions with one of the residents who kindly explained their privacy would not be imposed much more than it already has due to their next door neighbour's roof terrace looking onto their garden or other neighbours able to look through their windows. To emphasize our roof terrace has a view over the city and will not affect residents of Court Close or Middlefield.



Right of Light

New construction will have little effect on daylight/sunlight as illustrated on daylight/sunlight report. Please note there is already a 2.5 metre passageway from the party wall and the gardens for all the residents of Court Close. This we think helps for any shadow from this building reflecting onto the gardens of Court Close.



Parking Issues as raised by Residents

In regards to parking at Middlefield we are happy to have section 106 attached if the application is granted (all residents of the new development will not have parking and will be unable to apply for parking permits).

Noise

We will ensure our construction will have minimal noise if permission is granted for the basement with similar techniques used for Canary Wharf Crossrail (Canary Wharf Contractors Limited (CWCL), which I believe did not have any noise complaint by any of the offices nearby.

This process allows construction employees to carry out works with minimal noise pollution leading to minimal disturbances for the residents of Middlefield.

Compensation

Unfortunately we cannot compensate the residents of Middlefield, however, our intentions are to tarmac the whole road once development is completed. We believe this will be enjoyed by all residents.

CCTV

One neighbour has said he is happy for construction to go ahead if the developer installs CCTV and private security. The idea of CCTV on a private road is not an issue for us but needs to be discussed with all residents of Middlefield, some may have objections to having this in their surroundings. However, it is certainly open to discussion.

Construction Management for Residents (avoiding too much dirt)

Dirt and pollution is an issue for all residents at Middlefield and understandably. We as the developer will try our very best to minimize this, but please understand it will be a construction site and dirt and dust comes with the territory. The area will be swept clean throughout the working day during the construction period to ensure minimal dirt and dust.

Access for Residents

We will ensure that the private road will not be blocked at any time during the development restricting access to residents, fire safety, ambulance etc. This is the case with any construction whether private or public, access needs to be given 24/7 365 days a year.

This is also the case for residents accessing their garage. The space will remain the same and all garages will be accessible as shown on our construction traffic management plan.

Summary

As the drawing shows there is already an existing block unit and we are only having a change of use, making the surroundings better and provide three beautiful houses, illustrated by the CGI's and fits into the area very well. **Our plea is to please consider this application fully with all its merits and if there is anything you would like us to change or alter we would be happy to do so.**

Thank you for taking this into consideration and hopefully speak with you soon.

Many thanks,

Mike Ofori