

15.03.16

From: Caroline Hill
13 Leverton Street
London NW5 2PH



To: Tessa Craig
Planning Services
London Borough of Camden
5 St Pancras Square
London N1C 4AG
planning@camden.gov.uk

re: Application 2016/1088/P
3 Leverton Place NW5 2PL

Dear Tessa Craig

I'm writing to object to the application for a full width and full depth infill extension and the erection of a first floor terrace at 3 Leverton Place.

I note that the Design and Access Statement addresses the visual privacy of nos.9 and 11 Leverton Street. My visual privacy and overlooking at no.13 Leverton Street will also be affected should this application be approved. The eastern side of the proposed floor terrace will directly overlook the southern side of my garden. Furthermore, it is clear that after the foliage is removed from the northern end of no.3's wall (which faces the playground) to make way for the terrace building – my garden will be overlooked from the end of their terrace. It is very remiss of the applicant to omit my property when assessing the negative effects of the development on neighbouring properties.

The proposed screening for the terrace at no.3 is 1.7m which is 5ft high. Clearly any adult standing up **would overlook my garden, which is not overlooked at all at present**. There is no indication on the plans of how high the fence will be on the northern end of the terrace, facing the playground. If it is the same height as the fence at no.2 then it will be a great deal lower than 5ft and overlooking into my garden will be a serious problem.

It is a complete fallacy (but convenient for the applicant) to state, as the Design and Access Statement does, that the proposed roof terrace will:

- Improve upon existing conditions of overlooking and visual privacy.
- Have no impact upon daylight / sunlight, light spillage and security of neighbouring properties.

Neither of these statements is true.

The Design and Access Statement quotes the following Camden planning policies to support the application.

The application is clearly not supported by these policies, see below:

DP25 – Conserving Camden’s heritage

In order to maintain the character of Camden’s conservation areas, the Council will

b) only permit development within conservation areas that preserves and enhances the character and appearance of the area.

DP26 – Managing the impact of development on occupiers and neighbours

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) visual privacy and overlooking
- b) overshadowing and outlook
- c) sunlight, daylight and artificial light levels

DP25 – The proposed development does not preserve or enhance the character and appearance of the area. In fact this is over-development resulting in the complete loss of garden space. The amount of development over the back garden proposed by the applicant exceeds the maximum of 50% allowed under permitted development.

DP26 – This development would adversely affect quality of life of occupiers and neighbours and would cause harm to amenity by causing overlooking and a lack of visual privacy. It would cause overshadowing and would reduce daylight to neighbouring properties.

We are asking you to refuse permission for this application for all the reasons given above.

Please acknowledge receipt of this letter and keep me informed about the outcome of the application.

Yours Sincerely

Caroline Hill