

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1088/P	Conrad Ford	11 Leverton St NW5 2PH NW5 2PH	21/03/2016 00:15:07	OBJLETTE R	<p>I write as the owner of 11 Leverton Street NW5 2PH. I am directly impacted by planning application 2016/1088/P, as 3 Leverton Place is directly adjacent to my property, for most of its garden.</p> <p>I strongly object to this planning application. Not only does this constitute overdevelopment in a renowned and much-loved conservation area, in particular the planning application makes demonstrably misleading statements regarding the impact on our access to sunlight and daylight.</p> <p>Camden Planning Guidance (CPG1) requires that an extension “not cause a loss of amenity to adjacent properties with regard to sunlight, daylight”. The planning application repeatedly makes demonstrably false and misleading statements in this regard, as listed below:</p> <ul style="list-style-type: none"> <li>• “Conserve the amenity of neighbouring properties by not adversely impacting on their visual privacy, sense of enclosure, or sunlight and daylight levels.”</li> <li>• “In accordance with DP24 / DP25 / DP26 / CPG1 / CPG6: Have no impact upon daylight / sunlight, light spillage and security of neighbouring properties.”</li> <li>• “The extension has further been designed to... Not impact upon the amenity of neighbouring properties in terms of daylight / sunlight, visual privacy or overlooking.”</li> </ul> <p>Below [see email to Tessa Craig] is a photograph taken from the centre of my garden, with the red lines denoting the loss of sunlight and daylight from the proposed erection of a 1.7 metre screen. Note that it is precisely from this direction that we receive sunlight (the photo is taken facing south-southwest (SSW)), and the size of the proposed screen is actually conservatively represented. Indeed, the effect from within our house is even more acute, removing all access to sunlight from our ground floor kitchen window.</p> <p>Notwithstanding that Leverton Street and Leverton Place is a renowned conservation area, sufficiently prized that pictures of it regularly feature in national press, the proposed development far exceeds permitted development. Furthermore, Camden Planning Guidance (CPG1) requires “the retention of a reasonable sized garden”. Attempts to claim precedence from adjoining developments to the west are irrelevant, given that designation of the conservation area took place in 2010.</p> <p>3 Leverton Place has undergone significant recent renovation, so has no pressing need for major works (something the new owners knew full well at the time of purchase). There is no valid reason to create a house vastly out of scale for the small area it occupies, most crucially because Leverton Street and Leverton Place is a widely-renowned conservation area, and is much-loved by locals.</p> <p>I ask that you reject this planning application which is non-compliant, disproportionate and unnecessary in the centre of a much-prized conservation area, not least because the application contains demonstrably misleading claims with regards to its impact on neighbouring properties.</p>