

David Shiuh Lin Chou
Flat 7 Grafton Mansions
Duke's Road WC1H 9AB.

21st March 2016

Objection to Planning Proposal of 20 Flaxman Terrace Application No. 2016/0788/P

Note: I am attaching photographs taken to show the impact of the proposed new office floors on our rooms, so I will send this letter also by email.

Dear Sir/Madame,

This proposal may give a visually reasonable 'finishing' touch to the present main building facade on Flaxman Terrace, but has ignored the impact it will have on the east facing (rear) side of the 10 apartments of Grafton Mansions – a residential block to its west. It is on this side of our block that all our private spaces of bedrooms and kitchen dinning rooms are.

The west facade of the proposed 20 Flaxman Terrace and the east face of our block are very close. The distance between them (to our kitchen/dinning room window) is about 4 to 5 meters.

Even without any new floors added, we already have some problems of privacy and light restriction. This proposal will much aggravate the situation and cause a severe problem of overlooking and loss of privacy to all the rear facing rooms of our block, and to some extent loss of both day light and direct sun light.

My own flat is no.7 on the second floor. And directly facing this new proposed addition we have two bedrooms and one dinning/kitchen room. I am attaching photos taken from the east facing windows of these 3 rooms, which will demonstrate the critical privacy/day light problems we could suffer.

The photos show that the immediate effect of adding one to two new 'transparent' office floors (shown as red lines) on top of the existing building facing these rooms is quite substantial.

Some technical inaccuracies in the proposal documents:

Having gone through the submitted proposal documents and drawings, I have found that, apart from not containing any consideration on overlooking and loss of privacy to dwelling spaces in our block, there are also some technical inaccuracies on in their reference to daylight and sunlight effect on Grafton Mansions.

For example, in their Daylight and Sunlight Report PDF - appendix 2, page 12 (or p16 in pdf file), the documents have mis-represented one of our bedrooms as WC on the first, second and third floors. They have also constantly, and mistakenly, referred to our dinning rooms/kitchens as simply 'kitchen'. These are quite large rooms and built as dinning room and kitchens combined, not just kitchens. So privacy and light are important to all our rooms directly facing the proposed new office floors.

No where in the proposal documents is there a scaled sectional drawing showing the relationship between these new office floors and our private rooms (windows) facing them. Such a section would demonstrate the severe effect of the proposed on windows to our private rooms.

On the same table in their Report, they have discounted as irrelevant our access to sunlight. Their justification is given in 3.4.1(i) of the same document – that “Sunlight is only relevant to neighboring residential windows which have a view of the proposed development and face within 90degree of south, i.e. south of the eastwest axis”.

I am not sure if this interpretation is totally correct. I quote from the the BRE guide on sun light assessment:

“The first step is to determine if some part of the buildings surrounding the Site are situated within 90° of due south of a main window of the surrounding buildings.”

Surely some parts of the proposed new floors are in the visual field within 90 degree due south seen from our dinning room /kitchen windows. ie. They do obstruct sunlight from within this field of 90degree due south (ie. the field between south and east axis).

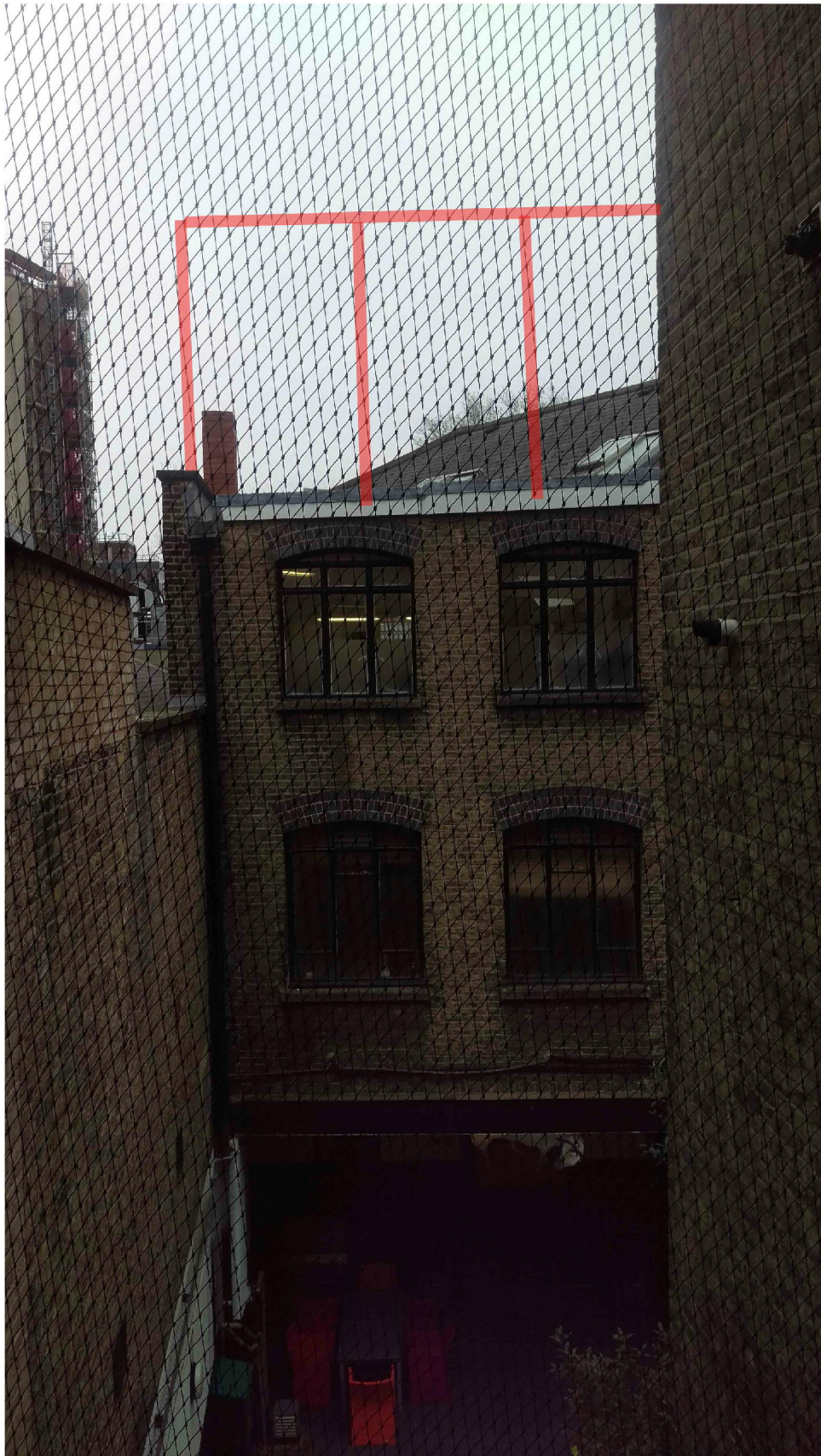
In any case, in our flat in no 7, we do get morning sun lights into our bedrooms and kitchen/dinning room. May be the other flats are different.

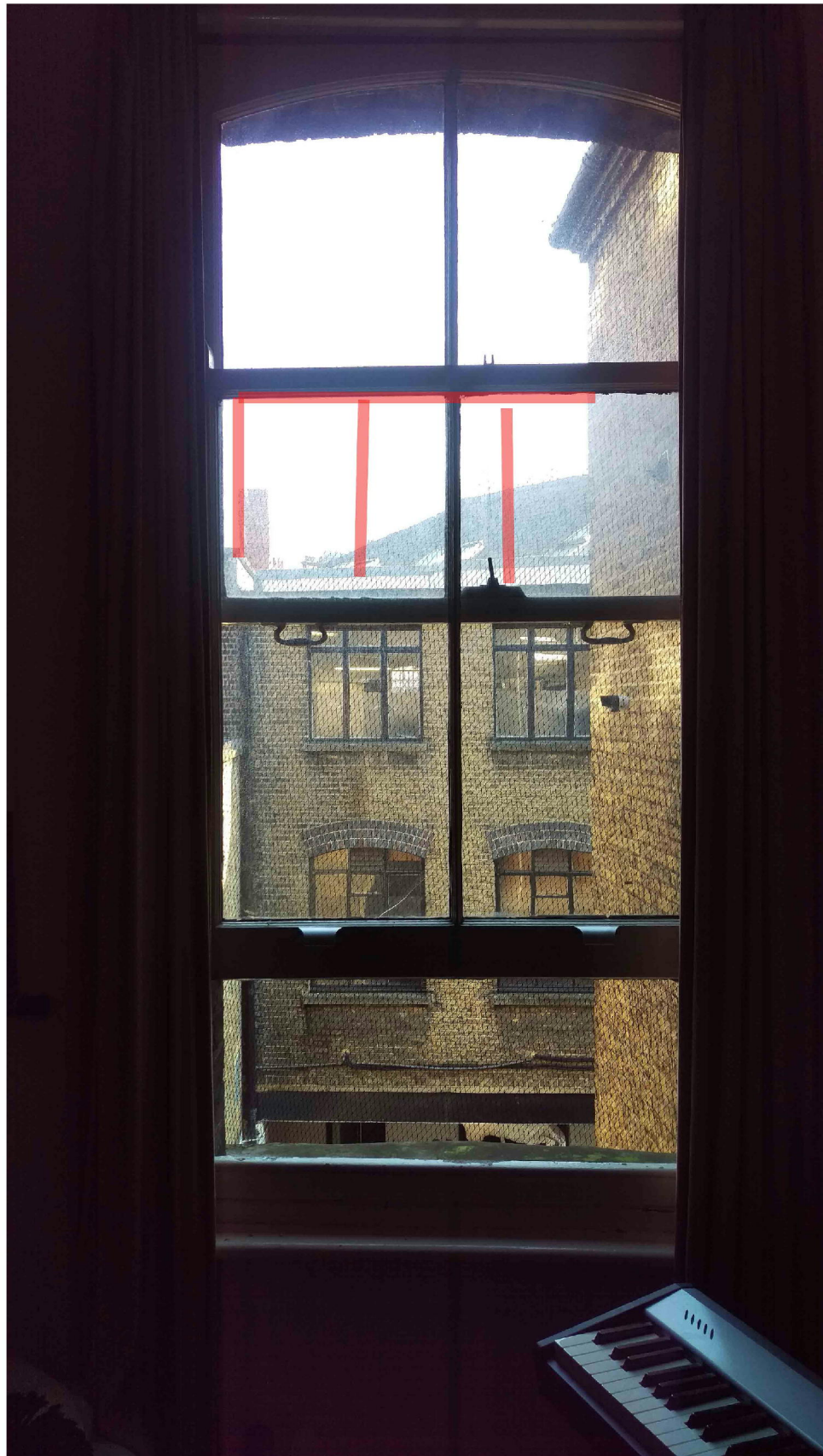
I hope you consider our situation sympathetically.

Your sincerely

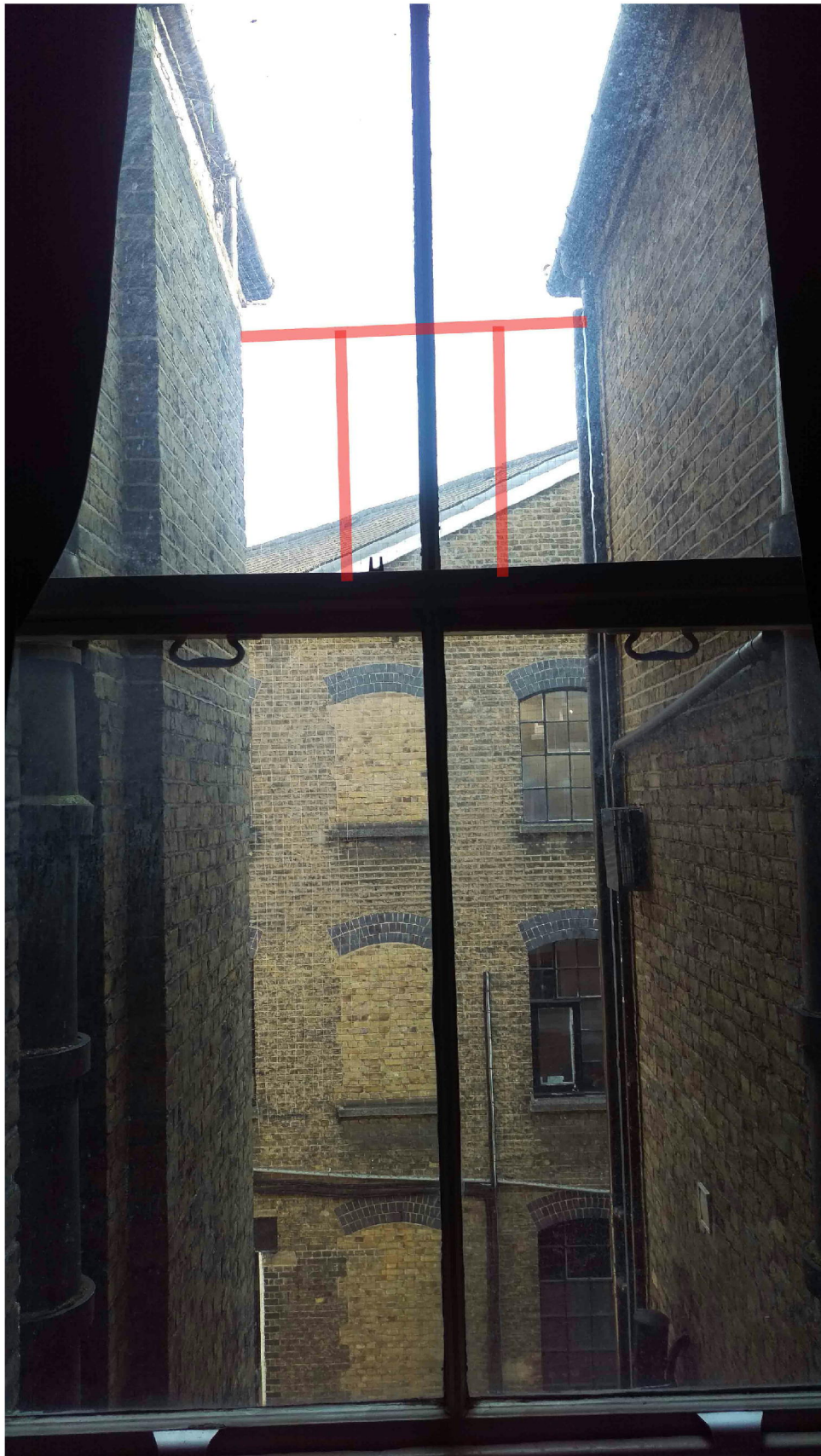
(Dr) David Shiuh Lin Chou

Attached photographs of 20 Flaxman Terrace taken from our rooms in Flat 7 (sending through email if I may)

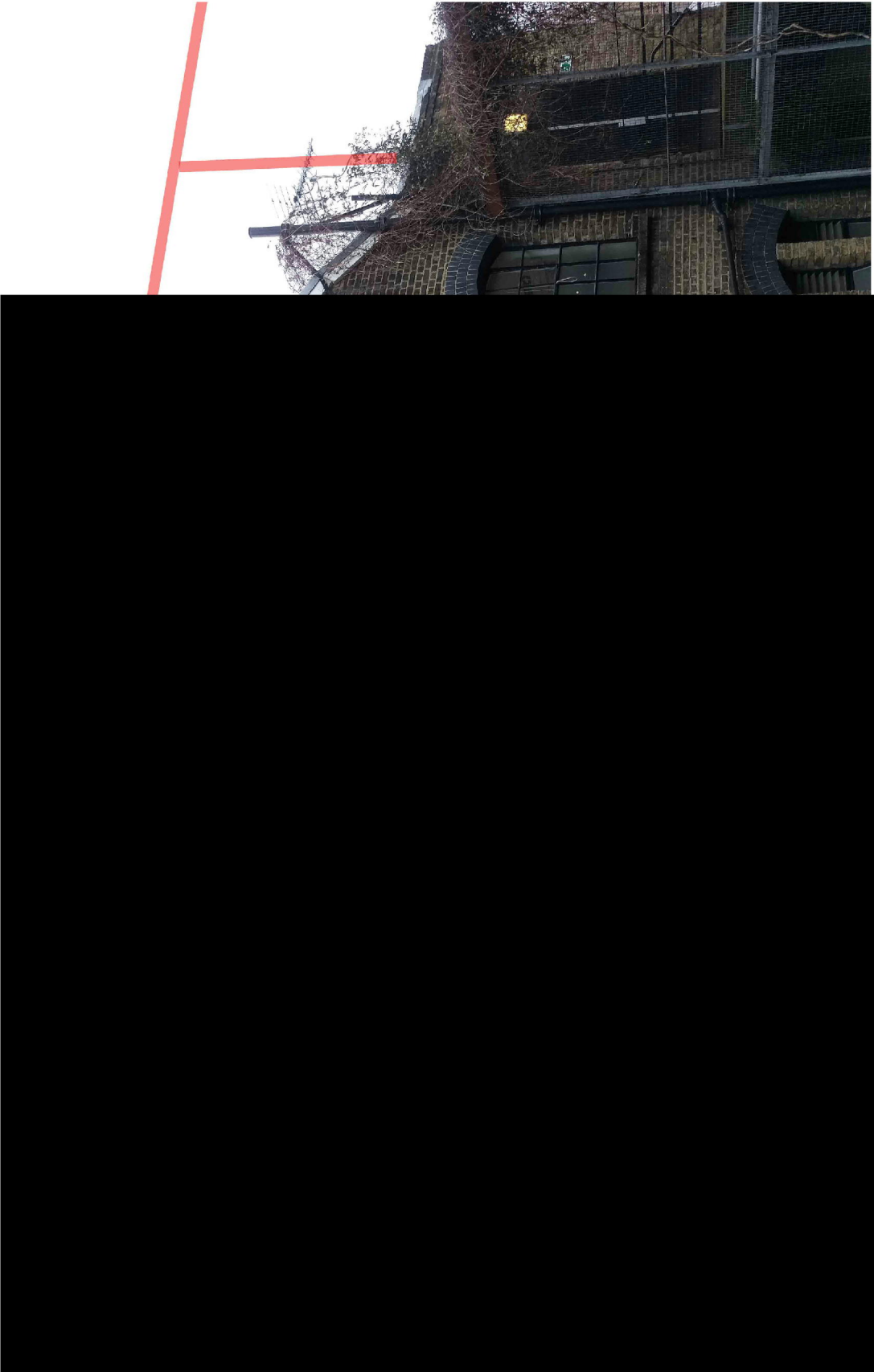








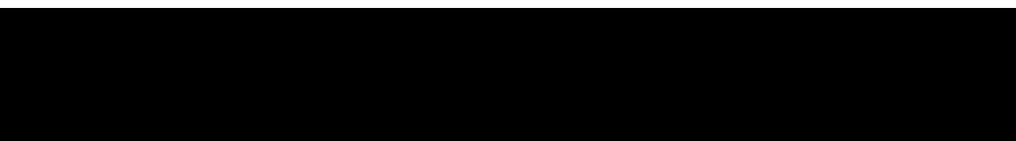




Camden Council Customer feedback and enquiries
Comments on a current Planning Application - Ref. 20518725

Planning Application Details

Year	2016
Number	0788
Letter	P
Planning application address	20 Flaxman Terrace
Title	Prof.
Your First Name	Jill
Initial	A
Last Name	Kraye
Organisation	Grafton Mansions (resident)
Comment Type	Object
Postcode	WC1 9AB
Address line 1	Flat 9
Address line 2	Grafton Mansions
Address line 3	Duke's Road
Postcode	WC1H 9AB



Your comments on the planning application

We (Jill Kraye and Martin Davies) write as residents of Flat 9, Grafton Mansions, Dukes Road WC1H 9AB to register our strong objection to the planning application for an extension to 20 Flaxman Terrace. Apart from the local disruption inevitable in any building work (which we have suffered already for more than two years with the Halo Building at the end of Flaxman Terrace), we are concerned about the alteration of the primarily residential character of Dukes Road/Flaxman Terrace, the diminution of our natural light from the East, which the raising of the elevation will involve, and the overlooking of our bedroom and kitchen

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from the newly added floors, which will have a damaging effect on our privacy. We note that the interests of Grafton Mansions residents have been so little considered that the only mention of our block of flats is as Grafton Court (although the correct name is prominently visible on the front of our building).

If you wish to upload a file containing your comments then use the link below

[View from 9 Grafton Mansions](#)

About this form

Issued by	Camden Council Customer feedback and enquiries Camden Town Hall Judd Street London WC1H 9JE
Form reference	20518725

Our understanding is that the new floors on 20 Flaxman Terrace will carry on the line of the top of the gable of the present building, as indicated by the red line below, thus having a damaging impact on this view from our kitchen window, and on our privacy here and in the bedroom. Martin Davies, Jill Kraye.

