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3 Leverton Place Planning Comment

INTRODUCTION

This planning comment forms a response to the objections raised with regard to the planning application at number 3 Leverton Place, by owners of neighbouring properties on Leverton Street. This comment should be read alongside revised drawings:

NMA15 01 201 Proposed Plan 01 P3

NMA15 02 102 Existing and Proposed Courtyard Section and Rear Elevation P3

NMA15 02 100 Existing and Proposed Rear Elevations of 1to3 Leverton Place P3

SUMMARY OF NEIGHBOURS' COMMENTS

A number of objections were raised by owners of properties on Leverton Street, whose back gardens border the perimeter wall of 3 Leverton Place.

Whilst some of the concerns raised have less material relevance to the planning application, such as the scheme's compliance with building regulations, there are some more focused concerns which the owner of 3 Leverton Place would like to find positive accommodation for. Other concerns raised have been addressed in detail in both the original design and access statement and during the original pre-application advice feedback process. Meanwhile, the proposed scheme will of course conform to current building regulations as a statutory obligation attending new development.

It can be seen from the comments provided by neighbouring properties on Leverton Street that there are two principle areas of concern. These are repeated throughout the correspondence and can be summarised thus:

Privacy - a particular and repeated concern is the height and extent of the privacy screens to the proposed terrace at 3 Leverton Place. Comments are listed below:

Daylight / Sunlight - a particular and repeated concern is the extent of overshadowing caused by the proposed privacy screens.

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RESPONSE TO NEIGHBOURS' COMMENTS

Daylight / Sunlight

A principle concern of the neighbours' comments on the proposal is its effect on the overshadowing of the adjacent properties gardens.

In order to accommodate this concern the attached revised drawings show the proposed terrace construction dropped by 300mm. This reduction in the height of the proposed terrace will bring the existing and proposed privacy screens further in line. The proposed privacy screens are further set back from the retained existing privacy screens and, as can be seen from the location plan accompanying the original planning application, are in a due west position from the habitable rooms of the neighbouring properties, at the end of the solar path across the site.

The original pre-application feedback for the scheme acknowledged that the proposal was unlikely to cause any loss of light. However, as previously stated, the owners of no.3 Leverton Place are keen to accommodate their neighbours' concerns and have thus further lowered the height of the privacy screens.

The extent of the extension has also been reduced by 1.3 metres.

Privacy

A second principle concern of the neighbours' comments on the proposal is its effect on the privacy of the adjacent properties and gardens.

The proposed privacy screens to the new terrace come to a height of 1.7m from terrace level. Whilst this height is as advised by Camden Planning department and is accepted as sufficient to ensure the privacy of neighbouring properties, the owner of no.3 Leverton Place is again keen to accommodate concerns raised by their neighbours. In light of this the attached revised first floor plan now shows the following revisions.

Firstly the fixed planters to the perimeter of the terrace have now been significantly increased in depth so that there is a separation of over 1.3 metres between the proposed terrace and neighbouring gardens.

Secondly the proposed privacy screen has been extended around the northern edge of the proposed terrace to afford further privacy to the rear garden at no.13 Leverton Place.

Furthermore the extent of the extension has also been reduced by 1.3 metres.

Whilst these revisions have reduced the amount of terrace at 3 Leverton Place, it is suggested that they fully accommodate the concerns raised by owners of neighbouring properties and are a sign of good faith on the client's behalf.

CONCLUSIONS

The revisions elaborated above see adjustments to the original proposal which seek to ensure that its impact on neighbouring properties is further mitigated from its original conception, and is ultimately negligible in terms of privacy and daylight / sunlight.