

Miss Julia Robson  
60a Grafton Terrace  
London  
NW5 4HY

Rob Tulloch  
Regeneration and Planning Development  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

May 3, 2016

**PLANNING APPLICATION 2013/3383/P**

Dear Rob Tulloch,

I strongly object to the proposed development for the reasons below.

To summarise:

- I believe the property will negatively affect **daylight and sunlight** to the surrounding buildings and homes, including my basement flat at No 60, next door.
- The footprint of the proposed dwelling is **too small** to develop into an adequately sized home and only just complies with Camden's standard of internal floor space. I am concerned with issues including lack of space, outdoor area for refuse.
- The proposed development is directly opposite a development of 30 new apartments including a six-storey block. This development is controversial and will impact on density of area. There is no requirement to turn this shop, which would be useful to the new development, into one more cramped dwelling, squeezed into a small area which effectively overlooks and cuts out light from so many surrounding houses, flats and gardens.
- There *still* remains errors on the drawings for this application. My flat is represented as No 64 Grafton Terrace where it should be No 60 (directly next to 62 Grafton Terrace). There IS NO 64 Grafton Terrace. Also, the drawing depicts a much much wider gap in the infill between the Lord Southampton Pub and the proposed dwelling. This is misleading. The new property will impact greatly on the infill and subsequent light going into gardens.
- This is the fifth application for this application, which from the onset was ill conceived and posed more negative than positive issues to the local neighbourhood.
- There were 24 objections to the last application. This is an unpopular idea with local residents facing a huge new development directly opposite this one.

I detail my objections here:

**LOSS OF LIGHT**

1. The proposed dwelling partially infill's a gap which was designed when built in the 1860s to allow light to flood into gardens and windows of Grafton Terrace and Southampton Road. It would have a significant impact on sunlight and daylight to properties who suffer from poor lighting due to being perpendicular and to the north of the terrace.

The proposed development is contrary to the requirements of Policy CS5, Policy DP26(c) and CP66 [paragraphs 6.6 – 6.18] in that the reduction in the levels of daylight and sunlight experienced by the residents of the adjoining properties will be severely reduced, thereby causing harm to residential amenity.

In the report it is accepted some windows would see a reduction in sunlight greater than BRE guidelines. In my case this light will stop coming into my garden and back of house, which has a glass roof to allow sunlight in. I am in the basement, which is North facing and dark and needs all the light it can get.

Local back gardens and rear facing windows get very low levels of daylight and direct sun light, particularly in the winter months. Winter sunlight comes through the gap at 62a Grafton Terrace. Constructing a 3-story house in the gap will lower light levels further. The fact that our gardens and rooms get very little light already means that any light is important and must be safe guarded.

Despite the new light survey I do not believe the loss of daylight has been assessed fairly. My flat benefits from windows in the conservatory/living area, which was formerly part of the garden. The new building will tower over this blocking off winter light.

#### **OVERLOOKING**

The proposed building will be 3 stories high from the rear, with consequent increased overlooking.

This part of Grafton Terrace neighbourhood has been built up to a point where there are enough dwellings and flats. It already suffers from the negative impact of overlooking, particularly in the back gardens.

The rear gardens of Grafton Terrace and Southampton Road around the site already experience mutual overlooking due to their proximity to one another and because they have been divided into flats. The proposed dwelling would comprise rear windows at ground, first and second floor Level.

#### **DENSITY OF NEIGHBOURHOOD**

Residents will soon have 30 new apartments (nine of them 3 and 4 bedrooms) across the street from 62a Grafton Terrace. We feel our neighbourhood is addressing a shortage of social housing via this substantial project adjacent to us on Grafton Terrace and Queens Crescent. One more building cuts out light, increases noise and views of Maitland Park and birdsong.

#### **FOOTPRINT/INADEQUATE SPACE FOR A THREE-STOREY DWELLING**

The proposed dwelling only just complies with Camden's standard of internal floor space. There is no light in the basement and living area. Due to the limited footprint of the site, it is not considered that more storage space could be practically provided. I believe the one cycle storage is not adequate for a house for 3 persons. I also believe inadequate space for refuse, which is only collected once a week, would result in bins being put onto the street.

The proposed tiny house is for 3 people and barely passes minimum guidelines for space. Cramped housing results in transient occupancy and neglected properties.

To conclude, I believe the building should remain a shop and not be developed into one inadequately sized house because it's building will affect the neighbourhood negatively. Particularly given the large-scale housing development opposite.

The applicant has had to redraft his plans five times now. This remains an unpopular scheme regarding a proposed property that is not fit for purpose.

Yours sincerely,



Julia Robson

30 April 2016

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London NW5 4HX

Rob Tulloch  
Regeneration and Planning Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1H 8ND

Re: 62a Grafton Terrace. Application ref: 2013/3383/P

Dear Mr Tulloch

I protest the planning application for 62a Grafton Terrace. I have looked at the new application, and believe that the elevation drawings have been corrected. Correct drawings will give lower light levels in the back and therefore higher percentages of light loss. In other words, less acceptable figures than before. Therefore this project should not be green lighted. You do not give weight to the neighbors' objections

The fact remains that my house at 4 Southampton Road and all the other houses along this block of Southampton Road receive low levels of daylight and direct sunlight. What direct sunlight we receive in winter comes through the gap at 62a Grafton Terrace. Any light loss is significant. My kitchen, bedroom and bathroom face the back. Many of my daytime activities happen in my kitchen.

The proposed house will be cramped and dark. It barely complies with Camden guidelines for space. It doesn't have adequate storage space or outdoor amenities. A consequence of substandard housing is transience and poor maintenance. Our neighborhood does not need this.

Soon there will be 26 new apartments across the street. The neighborhood recognizes Camden's housing shortage, and we have been involved in asking for modifications to insure that the new fits with the old. This extra disturbing house is not needed.

Sincerely

  
Caroline Leaf