

1. Mrs M Smith, 62B, Grafton Terrace, London NW5 4HY
2. Mr S.N. Ahmed, 62A, Grafton Terrace, London NW5 4HY

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

February 15,2016

PLANNING APPLICATION 2013/3383/P

Dear Rob Tulloch,

We strongly object to the development on the grounds that this will negatively affect **daylight and sunlight** to the surrounding buildings and homes. The proposed dwelling is **too small** and only just complies with Camden's standard of internal floor space. The neighbourhood is already **densely built-up** and suffers from overlooking, which would be further compromised.

There are **26 new apartments (nine of them 3 and 4 bedroom properties)** to be built **directly across the street** from 62a Grafton Terrace. Therefore, we would argue there is no requirement to build one more small, dark dwelling, which overlooks and cuts out light from so many surrounding houses, flats and gardens.

This is the fourth application for this application, which was always ill conceived and posed more negative than positive issues to the neighbourhood. There were 24 objections to the last application.

We can summarise my objections here:

LOSS OF LIGHT

1. The proposed dwelling partially infills a gap which was designed 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 CPG6 [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.

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 safeguarded.

Despite the new light survey, we 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.

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OVERLOOKING

The area is already overdeveloped. The proposed building will be almost 4 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 addition of a roof terrace – which we thought had been removed from the original application, but now appears in the 2016 plans - means there will be overlooked. There is a mention of hanging washing on roof space.

The rear gardens of Grafton Terrace and Southampton Road around the site already experienced 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 26 new apartments (nine of them 3 and 4 bedrooms) across the street from 62a Grafton Terrace. Although there is a housing shortage in Camden we feel our neighbourhood is addressing this problem via the imminent and huge housing projects adjacent to us on Grafton Terrace and Queens Crescent.

One more building cutting out light and adding to the concrete feel of the terrace is too much.

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. We believe the one cycle storage is not adequate for a house for 3 persons. We 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, we don't believe and can't see how you might argue there is a need to build one tiny extra house that affects so many people negatively. Particularly given the large-scale housing development opposite.

This is the fourth application of a plan that continues not to be considered viable. This is not the right location to build this substandard dwelling, which is arguably not fit for purpose in Camden or anywhere where decent housing is appreciated.

Yours sincerely,

Mrs M Smith, 62B, Grafton Terrace, London NW5 4HY
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