

Dear Sir,

Please find attached and below my objection and reasons to the new application submitted for the erection of a 3 storey 2 bed dwelling house at 62a Grafton Terrace.

The fact I am writing to you again so soon after we previously objected to this is alarming and disappointing.

Whilst I appreciate your job is to plan for new developments within the borough is it not also to ensure those already living here can enjoy a good and reasonable quality of living with constant and unnecessary disruption.

Given that this development has been passionately rejected time and time again is it not reasonable that you engage more openly with residents?

You may be unaware but these ongoing proposals create a lot of unnecessary stress, unhappiness and also expense (paying fees).

Below I highlight the key reasons I object to this development.

1. The garden facing windows of my home at (Ground floor, No. 4 Southampton Road) will be deprived from daylight and sunlight by the proposed development.

This reduces quality of living as well as having negative impact of health and wellbeing. My home is already an extremely small property so all light I can get must be protected.

2. The layout drawing shown on the daylight and sunlight report is incorrectly shown.

3. The gap between 62B Grafton Terrace and 2 Southampton Road is shown larger than it is in reality (it is ~4m and in the planning response it mentions 5.9m) which will have affected the accuracy of the report.

4. The reduction in day and sunlight is contrary to current planning policies. reductions in the levels of daylight and sunlight to adjoining properties will cause harm to residential amenity.

5. The Lord Southampton pub has recently opened a youth hostel converting the 3 upper levels into dormitories with ~40 beds thus considerably increasing the number of residences in the area. This in addition to development with the pub itself greatly increases the footfall, noise and disruption next door to my home.

6. As I understand it, there is a new property being developed directly opposite the Lord Southampton which will again increase the footfall and lead to more noisy, ongoing building works.

7. The new development will overlook my property and reduction in privacy - particularly to my bedroom - will be unacceptable.

8. This application has been withdrawn 4 times in the past and we assume the withdrawal was advised by the Camden planning team? We feel the planning documents do not receive enough scrutiny and past objections should be taken into account. Surely you need to address this at some point as it seems to be going around in circles.

I hope this gives you enough of an insight into why this development will not be supported by local residents and it should be turned down.

I look forward to receiving the relevant updates.

Many thanks, Juliette Hughes
Ground Floor, 4 Southampton Road, NW5 4HX

would have been 2.1m lower than no. 62, and although officers considered this proposal to be subordinate to the adjoining terrace, the proposed building would have appeared somewhat squashed and was considered harmful to the appearance of the terrace.

3.4 The current proposal is for a three storey building the same height as no. 62, but set back from the upper floors of its neighbour by 200mm. At ground floor level it would extend as far as the existing shop unit, and be level with the front extension of no. 62. The building would be constructed in stock brick with a rendered ground floor and quoins to match the detailed design of the terrace. Officers consider that this design approach fits in well with the street scene and the proposed building would still appear subordinate to no 62, and the rest of the terrace. The proposed building would also be subordinate to the Lord Southampton pub and allow for the retention of a 5.9m gap between the upper floors of the pub and the application site.

the gap is only 4.02 m in reality!!!

3.5 As such, it is considered that the proposed building would be read as a continuation of no. 62 and would not be harmful to the character or appearance of the terrace or wider area, and would comply with policies CS14 and DP24 of the LDF and Camden Planning Guidance.

4 Standard of proposed accommodation

Residential development standards

4.1 The plot is quite narrow, with a total coverage of 28sqm. The proposal would provide a 2-bedroom house over three floors which would comply with Camden's residential development standards. The proposed dwelling would have an internal floorspace of approximately 62sqm, which complies with Camden's standards of 61sqm for a three bedroom dwelling. The double bedroom would have a usable floorspace of approximately 13sqm with the single bedroom providing 8sqm of floorspace, again in compliance with Camden's standards.

4.2 The building would benefit from regular sized and shaped rooms, with a spiral staircase proposed to make best use of the internal space. The dwelling would be dual aspect with a south facing living room, and would benefit from good access to sunlight, daylight and natural ventilation

4.3 No external amenity space is proposed, but the lack of external space is accepted in this instance due to the small size of the plot. A roof terrace was proposed, but this was omitted due to concerns about overlooking. Internal refuse storage would be provided at ground floor level, and an informative will remind the applicant not to leave refuse sacks on the street until 30 minutes before collection.

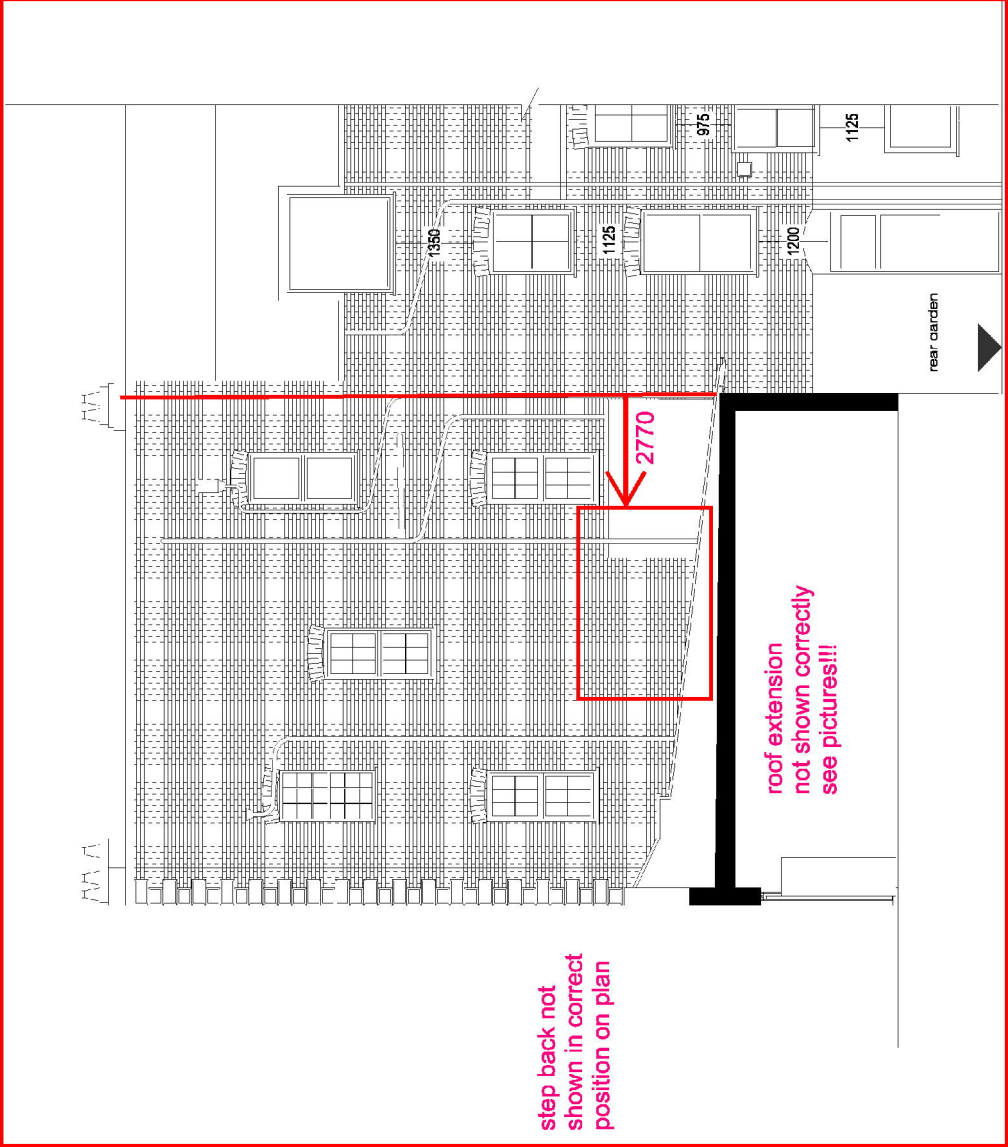
Lifetime Homes

4.4 The applicant has provided a Lifetime Homes statement that indicates the new dwelling would meet the relevant criteria. The dwelling would have a level entrance, compliant doorway and hallway widths, entrance level living space/w.c., adequate circulation space, potential for grab rails, hoists and through floor lift, and appropriate window handle heights and service controls. A condition would require the Lifetime Homes features to be implemented in accordance with the submitted statement.

4.5 As such, the proposal is considered to provide an acceptable level of amenity for future occupiers and would comply with policies CS5, DP6 and DP26 of the LDF and Camden Planning Guidance.

5 Amenity

5.1 The proposed building would partially infill the gap between the rear of the Lord Southampton



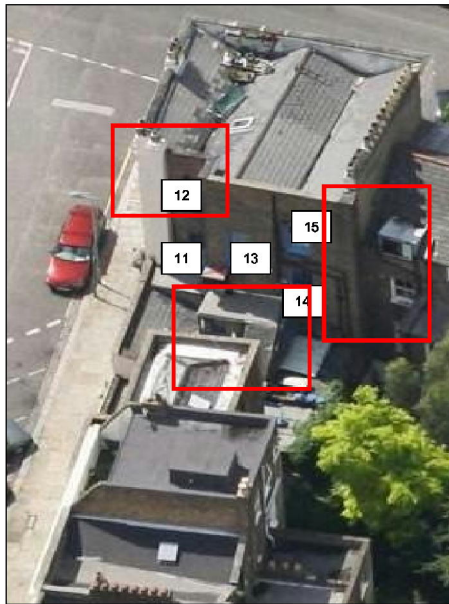
Ground Level Approximate.
To be confirmed by Site Survey.

Existing Shop

No4 Southampton Rd



64 Grafton Terrace



2 Southampton Road

Window & Garden Key

Key

- Window 1 ● Window reference
- Development site
- Neighbouring Properties
- Neighbouring Gardens and Amenity Areas
- (G1)



Project Name: 68A Grafton Terrace, Camden, London, NW54HT

Drawing No: Appendix 1 - Neighbouring Windows

Scale: 30 not scale

Drawn: 1

Check: 1

Date: 1

RIGHT OF LIGHT CONSULTING
Chartered Surveyors

Burley House
15-17 High Street
Rayleigh
Essex SS6 7EW

Tel: 0203 977 4258
enquiries@right-of-light.co.uk
www.right-of-light-consulting.com