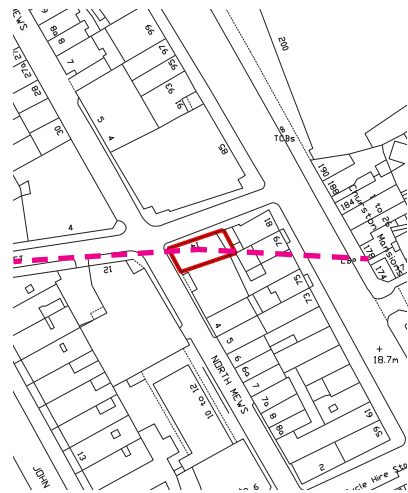


VIEW 02, SOUTH EAST



C3 Residential, 33m away | B1 Offices

C3 Residential, 35m away | B1 Offices



View area

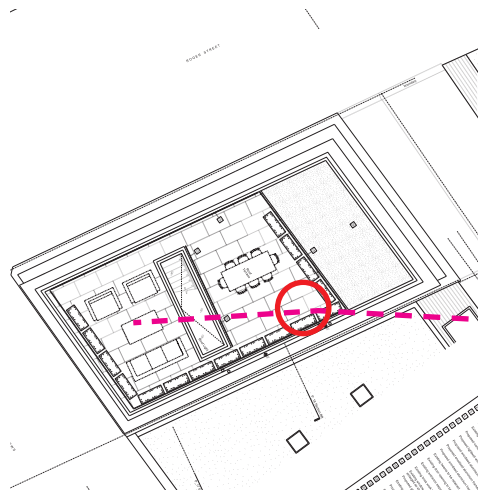
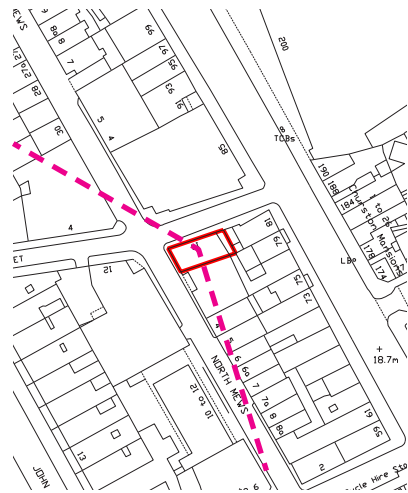


Photo location

To the south-east the building only buildings in close proximity are B1 office buildings and it is considered that this use type will not suffer a loss of amenity in overlooking/privacy or undue use due to its normal hours of use. The closest residential buildings are in excess of 18m away.

VIEW 03, SOUTH WEST



View area

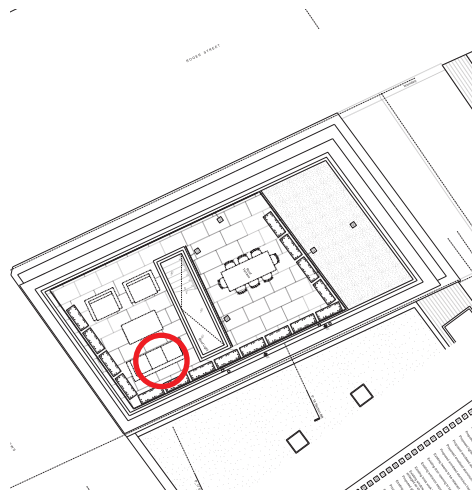


Photo location

To the south-west the building only buildings in close proximity are B1 office buildings and it is considered that this use type will not suffer a loss of amenity in overlooking/privacy or undue use due to its normal hours of use. The closest residential buildings are in excess of 18m away.

4.0 CONCLUSION

The presented diagrams show that overlooking in this location is not a consideration and that the privacy of the closest residential accommodation, some 35m and in excess of the 18m threshold for problems of overlooking. All accommodation in close overlooking proximity is B1 office space, a use class which is not considered to compromise privacy.

Any noise generated by the use of the roof as a terrace would only affect B1 office space which is not considered to have the same amenity requirements as C3 residential space.

The proposed material of the balustrade (frameless clear glass) would not give the appearance of increased building height when viewed from the street and its set back behind the facade would reduce its visibility considerably.

The proposed decking area covers only roughly half of the exposed roof and stops 600mm short of the parapet line on the north east and west sides and 3700mm short on the south side.

A roof terrace on this location has no impact on surrounding properties and it is requested that Camden approve this application on this basis.