

James & Alexandra Colman
11 Chester Road, London N19 5DE.

30th April 2016

Mr. John Diver
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE.

Re: Application Ref: 2016/1732/P - 13 Chester Road, London N19 5DE

Dear Mr. Diver,

Thank for your letter dated 27th April 2016.

1. As neighbours and residents of the adjoining property, we have a direct interest in the proposed planning application for 13 Chester Road.

2. Our family has been living in our property for over ten years and knew the person who lived at 13 Chester Road throughout this period before she died last year. We have invested substantial amounts of time and money in improving our house, and so have been contributing to the overall enhancement of the local built environment. In assessing this application, we ask you to consider that 13 Chester Road is a mid-terraced property, and therefore, unless sympathetic and proportionate, any changes to the windows or addition of square footage proposed, will have a major impact on the quality of life of its neighbours.

3. We have not been approached by the new owners (who currently do not live in the property) to discuss their planning application.

4. Although we welcome the new owners' intention to renovate 13 Chester Road, we have a number of significant, material objections to their application, in particular to their proposed extension and to their four floor-to-ceiling dormer window plan. We believe the application contravenes Camden Council's Policy DP26 (Managing the impact of development on occupiers and neighbours) and DP26.3 especially (Visual privacy, overlooking, overshadowing, outlook, sunlight and daylight) and is totally disproportionate and, in the case of the extension, is a clear case of "garden grabbing".

5. Our objections are as follows:

5.1 We oppose the rear extension to this mid-terraced house because:

1. It is an unacceptable overdevelopment of the site, which involves an unprecedented extension into the garden. The result will be the construction of a major 3.5m high, 2.5 to 3m long brick wall along the eastern side of our garden, and the western side of Number 15 that is disproportionately large compared with the small size of the garden, and the adjoining gardens.
2. It threatens the residential amenity of our property, by overshadowing it and creating an oppressive and overbearing environment in our garden and in our dining room.
3. There's no precedent. No other property owner along this section of Chester Road and Bramshill Gardens has built into their garden beyond the existing back facade. So the proposal threatens the development of the character of the area's conservation status.
4. Its size and dimension threatens the residential amenity of the surrounding properties, who will lose their existing views that are a main feature of the semi-rural character of the Dartmouth Park conservation area (as described in the Council's

planning policy documents).

5.1.1 We also invite council officers and members of the planning committee to note:

- a. We have no objection to the applicant rebuilding the side-return building out to the edge of, and no further than, the existing back wall of the property.
- b. The proposed 3.5m high x 2.5m long extension into the garden from the original back wall of the property will significantly reduce the light penetration onto our garden, exterior decking area and into our dining room (which is accessed through a set of French doors) (see our Appendix a & b). You will note in the applicant's proposed elevation drawings that 11 Chester Road includes these.
- c. Building into the garden any further than the existing back façade of 13 Chester Road would disturb and not be in keeping with the conservation character of the rest of the terraced properties in the immediate neighbourhood. The application itself acknowledges (in 17 of the D&A document) that what it describes as the ruins of a "rear conservatory" (but which actually appears to be and we were told by the previous owner was a disused annex or store of no more than 3m wide) is a non-original part of the building. So we feel this strengthens the case for discounting it in plans to extend into the garden beyond the existing back wall façade.
- d. As the homes on Chester Road are in a conservation area, we strongly feel that this material change to Number 13, and the precedent it sets (significantly building into the garden), will have a detrimental effect on the character and appearance of the whole neighborhood.
- e. Section 13 of the D&A states that "...the arrangement of the houses is such that the rear elevation of 13 is not visible from any of the neighbouring properties". This is also not true – as it will adjoin 11 Chester Road's party wall and garden fence (see appendix a).

5.2 We oppose the expansion of the rear elevation dormer window because:

1. It threatens the residential amenity of our property by reason of overlooking.
2. It threatens the development of the character of the conservation status of the area.

5.2.1 We also invite council officers and members of the planning committee to note:

- a. The proposed addition of four floor-to-ceiling windows, nearly four times the width of the existing single window and those of any neighbouring property, will significantly intrude on our privacy. The applicant's claim, in 21b of the D&A document, that "...The dormer will not be visible from the highway, and it is anticipated will only become visible from properties some way in the distance on Bramshill Gardens is incorrect, and just the opposite – it is totally visible from our next-door garden and directly overlooks it.
- b. We also totally disagree with the claim in 26 of the D&A document that states ".....The proposals will increase slightly the visibility of the dormer from parts of the garden of 11 Chester Road and neighbouring houses within Bramshill Road, but overall do not affect the privacy of inhabitants therein given the urban context.' As mentioned in 5.2.1a, the four new floor-to-ceiling dormer windows will directly overlook 100% of our private garden – and so directly threaten our quiet enjoyment and private use of our property. Please see the Applicants Proposed elevations PDF for a comparison, and the pictures in appendix b that will give you a sense of how much the proposed dormer will look onto our garden.
- c. There is no precedent along our section of Chester Road for a floor-to-ceiling window dormer. Even the dormer of 19 Chester Road, which Camden's Dartmouth Park conservation area policy document describes as 'unfortunate', is single-window size and does not overlook or intrude on the private enjoyment of any private garden in the row of houses (see appendix c). So, anything other than a split window sash or plain single dormer set back on the roof as it is, would cause additional intrusion.

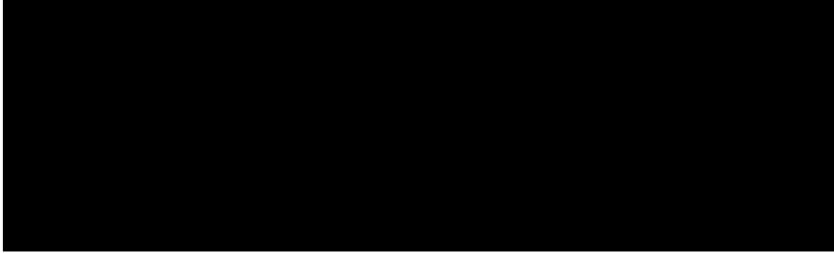
6. We believe that the applicant's proposed planning application does not balance their personal needs with those of their neighbours and the local community. Instead of

contributing to the amenity of the conservation area it will threaten it. As we have shown, contrary to the planning application claims, these two major changes are neither "modest" nor "incremental".

7. I invite you or any other council official to my property, to discuss the planning application, my response to it, and most of all so you can see and experience the impact of the proposed changes for yourself.

8. Please accept this letter as notice that we wish to speak in person at the committee meeting at which this application is to be decided on. So please let us know as soon as possible and in good time the date and place of the meeting.

Your Sincerely,



Appendix a

Visual impact of the new brick wall proposed. – 2.5-3 metres in length and 3.55 metres high.



Appendix a cont.

Visual impact of the new brick wall proposed.



2.5-3 metre long wall

3.5 metre high wall

Appendix b



Visual impact of the four dormer windows

Note: double French window doors which would receive significantly less light with the extension

Appendix c

View of rear
dormer
window at end
of terrace
house, 19
Chester Road

