

Your ref : 2016/2700/P + 2723/L

Our ref : AJM / A164871

6th June 2016

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

Dear Ms. Hazelton,

Application references 2016/2700/P + 2016/2723/L : extensions to 8 Prince Albert Road, Camden

Representations on behalf of Mr and Mrs Carroll : 7 Prince Albert Road, Camden

We are acting on behalf of Mr and Mrs Carroll, the occupants of 7 Prince Albert Road, Camden, whom you have consulted in relation to these planning and listed building consent applications. These applications follow the Council's refusal of planning permission and Listed building consent for much larger three storey extensions under references 2016/1065/P + 2016/1221/L on 18th April 2016. A copy of our original objection letter is attached for reference.

We are gratified that the applicant has taken on board the objections raised previously and has significantly reduced the quantum of development proposed. However, there are still a number of concerns which Mr and Mrs Carroll have which need to be addressed and the scheme needs to be revised further to be acceptable.

I will not repeat the previous review of relevant planning policy – this is included in my letter of 22nd March 2016.

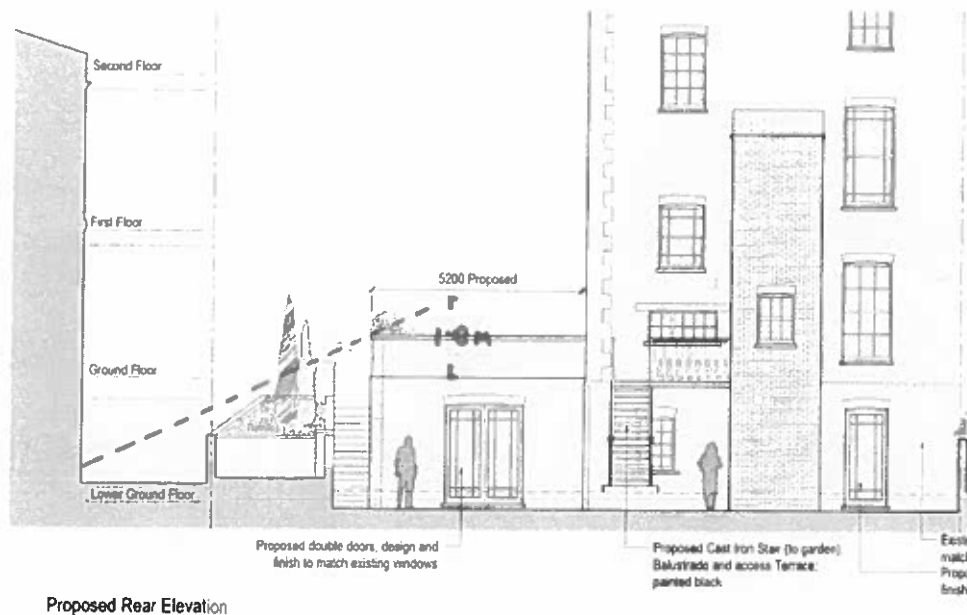
The proposal

The proposal is to construct a single storey basement extension between no 7 and number 8; include a parapet wall on the top of this to create a roof terrace with new French doors to provide access; add a much reduced cast iron stair to the rear elevation; install a new window at first floor level to the side elevation facing no 7; and construct a new patio area to the rear at basement level.

Heritage

As no 8 is a listed building, any significant extensions and alterations need to be justified as the building is worthy of protection in its own right. This is a decision best left to you. However, while this proposal is vastly better than the one refused, our view that it still has an adverse effect on the street scene by introducing the roof terrace wall into public views of the gap between nos 7 and 8. This detracts from the setting of both listed buildings and adversely affects both the character and appearance of the Conservation Area.

Residential amenity



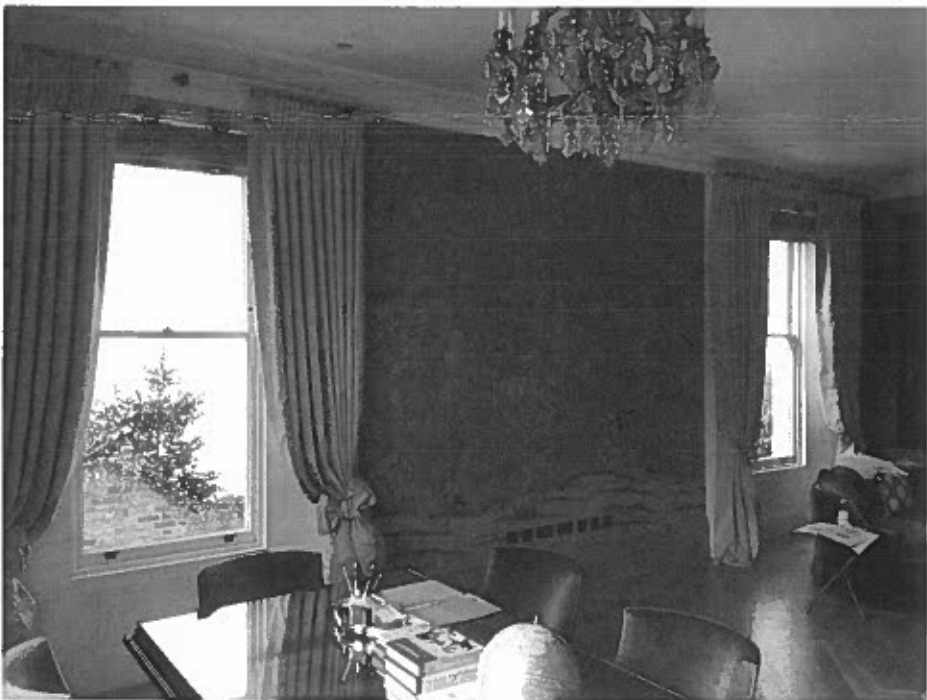
Proposed Rear Elevation

Overlooking from roof terrace

The proposals have a direct, adverse impact on the residential amenity of no 7 by virtue of overlooking and loss of privacy caused by the roof terrace proposed. As the photographs below illustrate, no 7 has habitable room windows facing no 8 on its side elevation at lower ground, ground and first floor levels. These windows directly face no 8 and as the diagram above demonstrates, a person standing on the roof terrace will be able to see directly into both sets of windows which serve main habitable rooms. The planter proposed presumably has the function of keeping people away from the shared boundary but as the diagram above demonstrates, it is not sufficient to prevent a loss of privacy occurring. The occupiers of no 7 currently have only a plain gable end facing them with no overlooking from no 8. The proposal introduces a significant degree of overlooking into their windows which is neither justified nor necessary.



Lower ground floor side windows to no 7

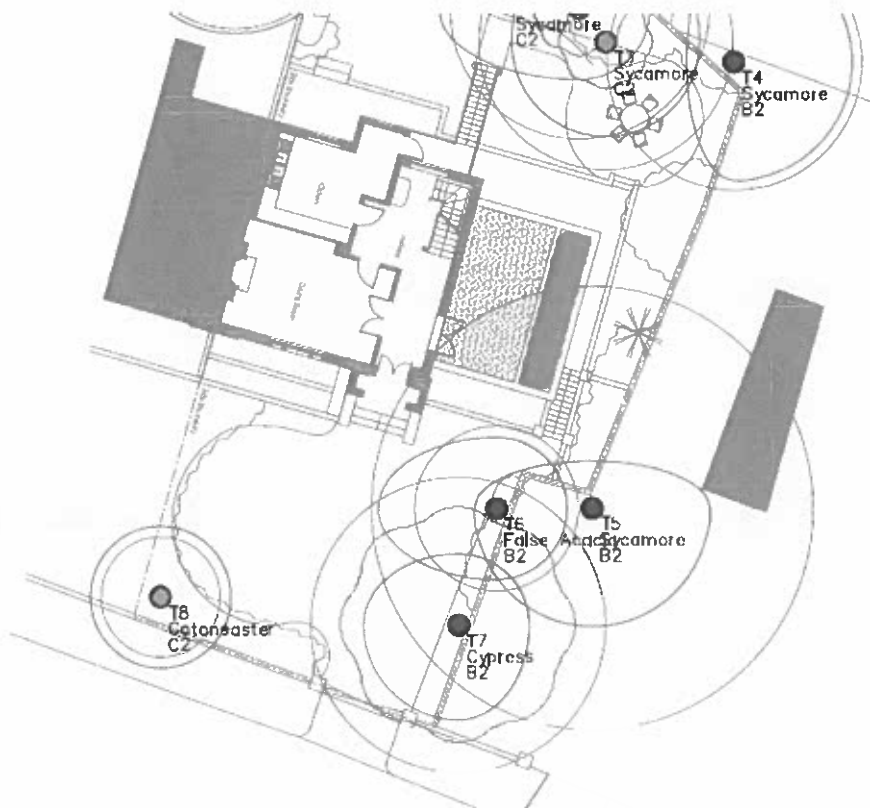


Ground floor side windows to no 7

The roof terrace will also afford elevated views into the side and rear patio areas of no 7 which are currently secluded and private. These are areas where my clients can reasonably expect to enjoy some peace and quiet with their family during fine weather but this seclusion will be completely removed should the roof terrace proceed.

The roof terrace should be deleted from the scheme in its entirety and if not, the applicant refused.

A new window is proposed to be created at first floor level into the gable elevation facing no 7. This will afford views into the side windows of no 7 and create loss of privacy and a degree of overlooking into no 7's rear garden/patio area. According to the submitted plans for the development at no 8, there is already a window that serves the stairwell at first floor level (rear elevation). The stairwell is not a habitable room therefore it is considered that the existing window allows adequate light into the stairs and a new window is not necessary for the refurbishment of the property.



Relationship of extension to 7 Prince Albert Road

As with the last application, the lack of an accurate proposed site layout within the application plans showing the proposals in context with surrounding dwellings is a significant failure in the professional presentation of the scheme and makes it more difficult to assess these types of impacts.

The only plan available which shows the relationship of the extension to no 7 is the one above taken from the applicant's tree constraint plan. My clients are concerned about the extent to which the extension is encroaching towards their property boundary. At its closest point, this will only be 2.6m from the boundary wall. On the contrary, the property of our clients sits 4.2 m (approx.) from that wall.

In addition, whilst the applicant notes that the extension at no 8 is the same width as the neighbouring extension at no 9, the distance of the no 9 extension from the boundary wall

(between no 9 and no 10) is 3.6 m. This is an additional meter in comparison to the distance of the no 8 extension to the boundary wall (between no 8 and no 7).

Trees

The Tree Impact Plan included within the applicant's Arboricultural Report clearly shows the extension intruding significantly into the Root Protection Area (RPA) of tree T5 sycamore which is within no 7's garden. This could potentially damage the root system of what is an important tree within the street scene and should be avoided. Similarly, the patio area proposed extends heavily into the RPA's of trees T2 (RPA affected 22.46%) and T3 (RPA affected 33.4%) sycamore which may affect their long term health and the pleasant contribution they make to the character of the area.

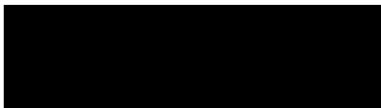
Conclusions

There are significant adverse residential amenity effects created by this reduced scheme in relation to direct overlooking and loss of privacy which warrant refusal of the scheme in its current form. Removal of the roof terrace, the French doors and its parapet wall will address these negative impacts and will also improve the impact of the proposal on the setting of the listed building and the character and appearance of the Conservation Area. In order to assess the impact of the proposed works to the residential amenity of our clients, we encourage you to visit no 7 Prince Albert Road prior to your decision.

Despite the applicant's tree report, we remain unconvinced that arboricultural impacts will not be adverse.

I would be grateful therefore if you could take these points on board in the determination of the applications.

Yours sincerely,



Al Morrow
PHILLIPS PLANNING SERVICES LTD.