

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1987/P	Marta Strand	1a Cobham Mews Agar Grove London NW1 9SB	15/06/2016 15:26:45	OBJ	<p>Dear Kristina Smith, Planning Officer</p> <p>Objection to Planning Application 2016/1987/P - 14 Manley Street</p> <p>Loss of amenities: We would like to object to the application for a roof terrace at 14 Manley Street (MS). The proposed terrace will have a significant detrimental impact on 16 MS and will cause unacceptable loss of amenities through loss of privacy and overlooking.</p> <p>Application drawings: The drawings relating to the 14 MS application are inaccurate and misleading. They take great care to show the relationship to, and the impact the proposed development would have on, number 12 MS but there is no reference to 16 MS, which will be significantly more impacted than number 12 MS. On the contrary, the drawings suggest that number 14 is an end of terrace house, which of course it isn't.</p> <p>The parapet wall towards number 16 is also shown as significantly too high giving the impression that the proposed terrace will be lower than it is. The drawings show the parapet wall ending in the middle of the existing sash window but in reality it ends at sill level; approximately 850 mm lower than currently reflected in the application drawings. The planters placed on the top of the parapet wall are irrelevant as they can be removed at any time.</p> <p>Terrace levels: There is an existing terrace at number 16 Manley Street, which has been there for many years and does have an established use. From our measured and scaled drawings of 16 MS and comparing them to the 14 MS proposed drawings I believe that number 14's proposed roof terrace will be more or less at the same level as number 16's existing roof terrace. The height of the parapet wall at 16 MS is 860 mm and I believe it will be very similar at 14 MS side.</p> <p>Clearly this will cause an unacceptable loss of privacy and overlooking into what is the 16 MS living room window and glass door.</p> <p>Parapet wall and privacy screen: We would like to see measures taken to ensure that overlooking and loss of privacy are avoided. This can be done by raising the parapet wall/ installing a privacy screen, which would eliminate any overlooking issues from 16 MS towards number 14 MS.</p> <p>We would object to a glass privacy screen on the basis that it would not be in keeping with the character of the Primrose Hill Conservation Area and we would therefore like to see the use of a more traditional material. Our strongly preferred option would be to raise the brick parapet wall but we would consider a combination of both increasing the height of the parapet wall and installing a privacy screen in another traditional material. The parapet wall/ privacy screen should reflect the fact that the 16 MS rear window is at a higher level and could be overlooked if the parapet wall/ privacy screen isn't</p>

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high enough.

Rear Diagram of 12, 14 and 16 MS:

Based on our measured and scaled drawings for 16 MS and comparing them to the drawings of 12 and 14 MS we have prepared an indicative diagram showing what we believe reflects the relationships between number 12, 14 and 16 MS. We have of course not measured 12 or 14 MS but 12 and 14 MS appear to be of very similar sizes to 16 MS. As I couldn't find a way to upload the document on-line I will email it to you with some photos showing the relationship between the rear sash window and the parapet.

Site visit;

We also believe it would be helpful for you to visit 16 MS when you are doing the 14 MS site visit. It would give you a very clear view of the relationship between the two properties.

Please don't hesitate to contact me should you have any queries or require further information and we look forward to be hearing from you in due course.

Kind Regards,
Marta Strand
MKS Architects
