

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2486/P	Gavin Henderson	32 TORRIANO COTTAGES London NW52TA	20/06/2016 22:08:49	OBJ	<p>Re 57 Torriano Avenue Ref: 2016/2486/P Retention of rear terraces and railings at 1st and 2nd floor level as built as well as installation of privacy screening to both terraces</p> <p>We have watched the progress of the development at 57 Torriano Avenue with growing confusion and concern. When construction commenced in early 2015, we were dismayed to discover that the drawings on the Council's website (approval ref.2011/0682/P) showed a large terrace at raised ground floor level looking directly into our bedrooms. During the course of construction, in June 2015, new drawings were posted by the Council which now showed two large terraces, at raised ground floor and first floor level; these drawings (GTD037- 04) showed that the terraces were intended to be constructed with brick parapets around the perimeter. As construction drew to a close, however, it became clear that the terraces had been constructed with perimeter railings, in place of the parapets, this arrangement having a substantially greater impact on residents and greater visual impact on the surroundings. We now find another application (2016/2486/P) seeking to legalise this deviation from the approved plans: this application contains yet another drawing claiming to be an "approved section" which again deviates significantly from the actual approved drawings shown on the Council's website.</p> <p>Our home, 32 Torriano Cottages, is one of the closest residential properties to the development: our bedroom windows are only 15 metres from the terraces that have been constructed. Despite this – and the fact that the Council has identified on its website other properties further from the development as "neighbours"– we have never been identified as a "neighbour" or issued with notices about the work. We do not believe, perhaps because of the unusual layout of the neighbourhood, that the proximity of the development to our home, or its impact on us, has been properly understood. This impact is outlined below.</p> <p>Impact of Terraces on Residential Amenity</p> <p>The terraces that have been constructed are of a significant size (approx. 12 m2 and 8 m2): large enough to hold a substantial group of people. This, coupled with their elevated position – they look down and across into our bedrooms, living room and patio – means that their impact is far greater than would be the case for windows, smaller balconies or lower level external spaces. We are now significantly overlooked, but we are especially concerned about the noise implications. Unlike noise from activities in more enclosed spaces at ground level, noise from elevated terraces has an unobstructed sound path to neighbouring homes. We have experience of noise intrusion from one similar terrace located at a greater distance from our home and, consequently, are aware that even quite reasonable use of these terraces in the evening is likely to make our children's bedrooms – which face the development - unoccupiable.</p> <p>The Council's planning guidance CPG6 states that bedrooms, living rooms and garden areas close to the house are of particular sensitivity in terms of residential amenity and recommends an 18 metre separation between windows/balconies and neighbouring properties. All these areas of our home have been affected by the development: see attached photos from one of the bedroom windows, located within 15 meters of the terraces, and patio. These viewing angles are not perpendicular, but whereas this might have some significance when assessing framed views out of windows, it is of little</p>

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significance when assessing the impact of a terrace with 180 degree views, and is of no implication for sound travel.

Impact of Proposed Retention of Railings

The parapet wall construction shown in the approved drawings for this development (2011/0682/P elevation GTD037- 04) would go some way to mitigate the worst impacts on residential amenity created by the terraces. Parapets would create a permanent visual barrier to reduce overlooking, especially when people are seated on the terrace; they would create a permanent and solid acoustic barrier which, although it wouldn't fully enclose sound, would break the direct sound path to our bedrooms and patio and to other adjacent homes in Torriano Cottages.

The railings that have been constructed, together with the recently applied willow screening, are no substitute for a solid parapet:

- The railings provide no mitigation for overlooking
- The railings, with or without the willow screening, provide no acoustic barrier or mitigation of noise impact
- The willow screening is a temporary solution which is easily removed, has a short lifespan and is easily damaged by high winds: it cannot be considered part of a permanent solution to issues of overlooking or noise
- The railings and willow matting are highly prominent within this part of the Kentish Town Conservation Area due their elevated location and have a negative visual impact which will only be worsened as the willow begins to decay

What has been built, and for which permission is now being sought, has a significantly greater detrimental impact on us and on other neighbours than the scheme shown in the approved drawings.

Objection to Application 2016/2486/P

For the reasons set out above we are objecting to the new application and are writing to request that the Council enforces the construction of solid parapets to the perimeter of the terraces as detailed in the drawings approved under the original consent. Approved drawings exist to demonstrate to the local authority and the local community the appearance and impact of what is to be built. In this instance there is a clear deviation from the intention shown on the drawings, a deviation which has caused significant additional harm.

Please see below photographs illustrating the impact of the development.

View from bedroom

View from patio

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Photographs forwarded by separate email to planning@camden.gov.uk
