2 Leverton Place

London

NW5 2PL

23 May 2016

Dear Mr Diver

**Re: 300 Kentish Town Road, NW5 2TG. Planning Application Ref. 2016/1745/P**

I am writing to submit an objection to the above application.

**First Floor Extension**

The new enlarged first floor extension proposal will substantially reduce the privacy and increase overlooking of the house which I own and occupy, 2 Leverton Place. The front face of the roof extension is approximately 10m from my bedroom window. This is already substantially closer than the generally recommended 20m window-to-window guideline for facing windows of habitable rooms between residential

properties.

This intrusion is already difficult to manage but is very slightly mitigated by the current design of the building which has only two standard size windows and a panelled door. The proposed extension will result in an entire residential frontage, including fully-glazed, sliding-openable, full height floor-to-ceiling french windows approximately 10m from our bedroom window. As above, this is half of the current guidelines for facing window distance between residential properties and would constitute an intolerable breach of privacy. The proposed extension would make it impossible to be private in my bedroom or my bathroom without the curtains drawn meaning that there will be no natural light at all in either of these rooms.

Curiously, not only were we not informed about the extension request despite the fact that we would clearly be negatively impacted and have recently objected to a similar (though larger) extension request from the same property, but also the design statement submitted with the planning request does not mention the undeniable and considerable impact on both us and our neighbours at 1 Leverton Place.

**Waste Storage**

‘Waste Storage and Collection’. The applicant answers ‘YES’ to both creating a space to store and aid the collection of waste, and to making arrangement for the separate storage and collection of recyclable waste. Both declarations refer you to the Design and Access Statement which indicates only that the kitchen will contain bins. It is clear from the drawings, that no separate space allocation is made for the storage of waste or recycling. The emanation of waste from 300 Kentish Town Road is already a considerable issue and the council is required to clear their illegal and frequently squalid flytips on almost a daily basis. As such this is an entirely inappropriate proposal and only serves to highlight the extent to which the building is already over-developed and indeed not being put to its original intended use.

**Roof terrace**

In addition, the proposal indicates that the existing roof terrace will be formalised.  The existing roof terrace is illegal and entirely inappropriate for its position and is already the source of noise, nuisance and intrusion on our peaceful enjoyment of our property.  Such a roof terrace was (just) manageable for a one bedroom flat but for a 3 or 4 bedroom flat there would be likely to be a constant intrusion all the more so given the apparent proposed design and lack of internal living space commensurate with a 3/4 bedroom dwelling. In contrast to the building itself at 10m this roof terrace is approximately 7 metres from my bed, and from my daughter’s bedroom which is immediately above ours.

**Context**

I note that this is the second planning application from this address to which we have been forced to object to in less than a year, made in each case by a landlord rather than an owner/occupier. The building on the roof terrace to which the landlord is seeking to add additional bedrooms was originally granted planning permission as an office and not a residential dwelling at all. The plans submitted indicate that the landlord has already increased the number of bedrooms in the flat from 1 to 3, presumably without submitting planning permission as we would certainly have objected.

**Roof Top Plant Equipment**

As a final point, I do not see any provision or proposal being made in respect of the existing rooftop plant serving the restaurant downstairs. The current arrangement is extremely large, unsightly and noisy and certainly appears to be in need of replacement. Any proposal of this nature should be giving detailed and careful thought to a better solution to his problem, particularly given we are within a conservation area.. The lack of any such consideration in any of the available documents, or any reference to a plant upgrade compliant with modern noise and pollution control standards, as part of the property upgrade proposal, is a serious and unacceptable omission.

In conclusion, therefore, I note that: (a) the existing flat for which the extension was sought was granted planning permission as an office, not a residential property, and I am not aware of change of use permission having been granted; and (b) planning permission was never requested to establish the existing roof terrace which has only been permitted through the passage of time.  The extension proposal would therefore be a ratification of two flagrant breaches of Camden’s planning regulations and would exacerbate a situation in which there are already privacy, light and nuisance concerns to further negatively impact both Leverton Place and Leverton Street. I therefore request that the proposals as they stand are rejected.

If officers recommend approval of this application, we are asking for it to go before the Development Committee.  Please acknowledge receipt of this email and inform me of the date of the hearing, if there is to be one.

I’d be delighted if a planning officer wanted to visit our house to assess the impact on our privacy, so please do feel free to contact me.

Yours sincerely

Olivia Breese