

2016-06-21

**RE proposed development of 3 Kidderpore Avenue**  
**Application Ref: #2016/2499/P**

As the owner / occupier of #1A, I do not wish to inhibit the reasonable development of my neighbour's property. However, I object to the application on the grounds below.

I understand from the drawing (#KP15PP207, site elevation) that a staircase structure and storage area will be built in front of the building line of the house, which I thought was not permitted.

The proposed dwelling is considerably larger than the existing house in width, depth and height. The sheer bulk would be overpowering when viewed from my terrace and garden.

It is out of keeping with the character of the road and the size of the adjacent houses. In addition, the proposed rendered white finish, while similar to the existing house, seems inappropriate as most of the houses in this conservation area are finished in red brick (even the new builds at the other end of Kidderpore).

I am very concerned by the vastly increased number of windows overlooking my home and garden compared to the existing house (even though some are designated as obscure glazing).

The drawing does not seem to be explicit as to the material and height of the boundary fencing/wall between our properties. While I have been given to understand that the height will remain the same along the passage on my side (which does not extend all the way to the back) it is not clear what will happen on the side to the rear of the house. Increased height could adversely affect the light onto my terrace and also further back to the end of the garden. Currently some of No 3's electric wiring is on my side of my neighbour's brick wall, which naturally I would want removed; replacing this wall will also have a negative impact on my plants.


There is a large skylight in my kitchen which will be deprived of light by the additional mass of the proposed dwelling.

I am concerned that somebody standing on the floor of the flat roof terrace will be easily able to overlook my property which constitutes a substantial loss of privacy.

The proposal extends No 3 to the furthest point of No.1 ie further than the existing building, and as such means that my property, particularly the terrace, will be caught in an unpleasant pincer movement affecting light and privacy.

In conclusion this proposal should be considered in the context of the planning permission previously obtained on appeal (despite unanimous disapproval by Camden's Councillors) for a massive two-story basement extending the full length and breadth of No. 3.

Thank you for your consideration

  
Please acknowledge receipt of this communication by post.  
Dani Singer; 1A.