

Mr. Rob Tulloch
Development Management
London Borough of Camden
Camden Town Hall
Judd Street
London WC1H 9JE

24 June 2016

Re Planning Application 2016/2457/P

Dear Mr. Tulloch

I am writing as the owner of 4 Collard Place in respect of the planning application 2016/2457/P for the proposed redevelopment by Levertons & Sons of the sites at 4-8 Ferdinand Place (Site A) which has a common boundary with the end of my garden, and 1-3 Ferdinand Street (Site B) which is across Ferdinand Place a few meters from the Western elevation of my property and garden wall.

I object to the application at both sites in the strongest terms due to the impact the development will have on the amenity, privacy and outlook of 6 Collard Place. Currently, it is one of 6 small houses in the Collard Place development with small gardens that have a good level of light and privacy but will become dwarfed by overpowering high buildings in very close proximity that will greatly reduce light from the South and the West, and remove all privacy from the gardens completely. They will no longer be the same homes in any way. Some specific comments follow:

Site A - is to the south of 6 Collard Place bordering the end wall of the Garden and is currently a singly story structure with a gabled roof.

- This wall already cuts out a lot of the direct sunlight in the Garden in the morning and early afternoon particularly in winter. If this was to become a 4 story building, the loss of light, direct sunlight and sky would change the current amenity of the garden enormously. It would be much darker and have a sense of being over shadowed, overlooked and enclosed.
- Currently from the first and second floor windows at the back of the house, there is a sense of brightness and sky. This would be removed if the view became the flat wall of a 4 story block in very close proximity.
- The black color and blank wall of the development will add to the oppressive nature of the building.
- From my laymen's understanding of the GVA Daylight/Sunlight Reports, the VSC component would drop from a current high levels to below the BRE recommendation of

- a VSC of 27% for some windows particularly in winter. It is then suggested that property residents would be unlikely to notice any impact on light levels!
- The boundaries of first floor balconies are not clear and appear very close to the boundary wall. What is there to prevent the removal or lowering of the privacy screens in the future which would lead to direct overlooking of the garden and loss of privacy.
 - My initial understanding from the meeting when the proposals were presented was that there would be no access at all to this area but now balconies have been put in place.
 - The glazed doors accessing these balconies are also only 11m from the rear elevation of 4-6 Collard Place which is less than the Camden Planning Guidance of 18m between habitable rooms.
 - There are several other flat roofs at higher levels on the North Elevation of Site A proposed building which have access for maintenance. These will inevitably be used by residents in the future as outdoor space directly over looking the rear windows and gardens of 4-6 Collard Place. Shouldn't any roofing area such as this be a pitched tiled roof?
 - Such an extensive development will lead to a large amount of daily household waste. The bins are directly on the other side of the South East corner of the garden. There will be considerable noise pollution as these are emptied, and the risk that this will become a place where rubbish is dumped/fly-tipped if the bin rooms overflow and there is regularly rubbish in the street.

Site B – is to the West of 6 Collard Place with a separation of 12m and is currently a two story structure that does impinge on the privacy of the gardens of 6 Collard Place.

- The replacement of the two story building with a five story building will cut out a huge amount of the afternoon sun from the Gardens of 4-6 collard place especially in winter when the sun is lower.
- The open sky that you currently see in this direction from the gardens will be blocked out by the proposed building and will result in a sense of overbearing oppression and enclosure.
- All of the windows from all of the floors and the top floor balconies will directly overlook the gardens removing all of the privacy that the gardens currently have as they will become totally public. Altering proposals to maintain the current level of height of the building on Site B would remove this issue.
- The sense of sky and space from the window on the West side of 6 Collard Place will be removed.
- There will be a direct Vis a vis from this window with the opposite windows affecting privacy.

General - from a review of the documentation provided on the Camden website, the following is notable:

- Many of the plans are not to scale.
- Some things shown on some drawings but not others.
- Some of the light %'s are below recommended levels.
- Various Reports are inconsistent with the proposed drawings.
- The omission of affordable housing in the proposed development.

The fact that there seem to be a considerable number of inconsistencies in the documentation that has been submitted raises serious concerns about the level of diligence taken in formulating the application. It also leaves some items that will have a material impact on the development unclear.

In addition, the work to build the new buildings would create significant noise and pollution for a considerable period of time.

In conclusion, I request that the council refuse this planning application as it takes no account of the impact on the amenity in terms of daylight, direct sunlight, sense of space and privacy currently afforded by 6 Collard Place and the neighboring houses. I deeply question whether the site is suitable for this level of development. In the interest of maintaining places in London where people can actually live, I suggest that if development is to take place, it is much smaller scale with reduced height and impact on the neighborhood.

Please do not hesitate to contact me with any queries or if you would like access to 6 Collard Place to see the garden and current levels of light etc.

I look forward to your feedback.

Yours Sincerely



Tom Glanville

