

54 Howitt Road

London

NW3 4LJ



6 July 2016

Planning Team: Attention Laura Hazelton

Development Management

London Borough of Camden

Camden Town Hall

Argyle Street

London WC1H 8EQ

Dear Planning Management

Town and Country Planning Act 1990

Planning (Listed Building and Conservation Area) Act 1990

Planning Consultation: 56 Howitt Road NW3 4LJ

Ref 2016/2754/P and associated references

My wife and I refer to your notification for permission and variation connected with the above property. The points relate to conservation, practicalities of use and appearance, planning legislation, good neighbourliness and also to heritage.

Our observations

1. Windows in light wells

The front elevation light well although not as prominently visible as the upper elevations should fit sashes in keeping with the sashes which make this a characterful neighbourhood worth conserving.

2. Balcony doors at rear elevation

This flat roof has never been used as a recreational balcony in the 23 years I have lived at the house next door. The garden at ground floor has had that use and appropriately without diminishing neighbours' privacy. I protest at the opening of that rear flat roof to balcony use by the provision of French window doors. That would mean the flat roof which to date was railed off for safety during maintenance will become a leisure balcony and set a precedent along the road. The way the houses abut persons on the flat roof will have direct view both over the close proximity neighbouring windows and also the relatively private gardens. I


enjoy our current kitchen as does my wife. It is very close to that flat roof. Those standing/sunbathing on it would have a commanding view of our kitchen table, preparation of our meals and would intrude on our quiet enjoyment of our own home. They would also be close and able to see into our living room and be on eye level with our bedroom. The neighbours own the entire house with garden use. They do not need to sit on a balcony. Please reject the change from sash window and insist the flat roof space is for essential maintenance only as are all the roofs in the road. Accordingly please curtail this amendment on conservation grounds to keep upper and visible elevations especially period sash windows in the tradition and also to ensure our Human Rights to privacy continue to be observed and by our neighbours. This benefits the entire road which has substantially identical roof and room arrangements.

3. Dry Lining of walls underground

The applicant has an entertainment centre outlined for underground as well as lots of other uses. Similarly in the loft there is to be a new abutting user. To keep noise from being polluting into my basement or higher floors, I ask that your planning permission upon all abutting walls, underground and above, be conditional that the walls be dry lined to contain noise even if boundary is not totally up against our walls. Ideally in the loft too where noise transfer is likely and underground

Please keep us informed and let us know if you need more detail.

Yours faithfully



Jonathan and Lesley Kropman