

Hazelton, Laura

Subject: FW: FLAT 1, 45 MARESFIELD GARDENS - Planning Application - 2016/2827/P
OBJECTION - 2015/1249/P

From: Stephen Williams [mailto: [REDACTED]]

Sent: 14 July 2016 18:45

To: Nicholls, John

Cc: [REDACTED]

Ridley

Bea [REDACTED]

Subject: Re: FLAT 1, 45 MARESFIELD GARDENS - Planning Application - 2016/2827/P OBJECTION

John

I note that the continuing number of applications for changes to No 45 Maresfield Gardens is not abating. We object to the behaviour of the developer who has over the past 2 to 3 years sought to achieve his objectives by carrying out unapproved building works or building works not in compliance with approved plans and also the seeking to continually make new or amended applications and amendments of conditions.

I have submitted objections to the recent Application 016/2827/P to amend the conditions of previous approvals. This seeks to introduce changes to the south side elevation to increase and relocate windows which will increase overlooking of the adjoining property, No 43 Maresfield Gardens. Your actions against the developer have in part been to protect the enjoyment of privacy of No 43 and we ask that you maintain the Council's position when considering this application and reject the proposal. As you can see the proposed window would in future be easily adapted to provide roof access to create a new balcony patio as we believe was the developers original intention. Again we ask that you are mindful of the Developers possible motives for introducing this large window and the detrimental affect on the privacy of No 43.

I repeat below the objections submitted on your web site,

The Netherhall Neighbourhood Association object to these modifications to the original approval which was only given retrospectively.

The submission proposes the increase in size 3 of the 4 velux windows increasing overlooking of the adjacent property. It proposes to create a side velux window to a habitable room where there is currently none, creating unacceptable overlooking of the adjacent property, No 43 Maresfield Gardens.

The proposal creates a large window at 2nd Floor Level which faces No 43 and results in overlooking. Furthermore it is of a height and width which would permit the future forming of a doorway onto the roof which would facilitate the creation of a balcony patio directly overlooking No 43. Given the previous behaviour of the developer of No 45, it can be foreseen that he will seek to form a doorway in the future and create a patio. The previous actions taken by Camden sought to alleviate

potential overlooking caused by the developer's building works. We ask that you maintain your resistance to any further encroachment on the privacy of the adjacent property.

For and on behalf of

Netherhall Neighbourhood Association

Best Regards

Stephen