

17 BELSIZE LANE, LONDON NW3 5AD

19 July 2016

John Diver
Regeneration & Planning Development Management
London Borough of Camden
London WC1H 9JE

Dear John Diver

Planning Application 2016/3305/P, 30 Ornan Road, NW3 4QB

I wish to object to this proposal on several grounds. The proposal focuses on referencing the refused application submitted by No 28 Ornan Rd in 2014, and has been designed to try to overcome all of Camden's objections to that application. The current application glosses over the real issue – that we as rear neighbours will be affected by overlooking, lack of privacy, loss of daylight and increased noise pollution contrary to Policy DP26.

The current application for a fully glazed room, set back on both sides with terraces on all four sides will in effect create a space that will probably be in constant use. The wide rear terrace will totally overlook our garden and all our bedrooms and living rooms. In effect, it will be like living in a goldfish bowl. It will also increase the noise pollution already suffered from that property. 30 Ornan Road is on our southern boundary so an additional storey will also reduce the amount of light that reaches our house and garden. I have attached two historical images taken from our house. These show the relationship of No 30 Ornan Road to our bedrooms and garden and how we will be affected by overlooking, noise pollution and loss of light should the plans be approved.

1. Harm to amenity of neighbouring property by overlooking.

We live immediately behind this property, at no 17 Belsize Lane. As is clearly shown on OS maps, we are the neighbours who are most affected by this proposal, by virtue of the fact that every one of our bedrooms and living rooms will be completely overlooked. The Planning and Design Statement focuses on the quality of design, reduced bulk in comparison to the adjacent terrace no 28's application in 2014 which was refused. This Statement emphasises that the predominantly glazed second floor set back with large terraces will enhance the visual appearance of the terrace and will create a "natural 'stepping down' synthesis" from No 32 next door. However, the very fact that there will be wide outdoor terraces and that all the walls of this living room will be glazed from floor to ceiling means that there is absolutely no screening of sightlines from this living room into any part of our garden or three bedrooms and living rooms.

Among other neighbours who will be affected by overlooking are no 14 Perceval Avenue and houses on the opposite side of Ornan Road. Side windows at No 32 Ornan Road will also be blocked.

2. Harm to amenity of neighbouring property by noise pollution.

The proposed terraces and living room facing directly over our garden and living rooms and bedrooms will also increase the noise pollution we are already subjected to from this property.

From inside our house even when our all our double glazed windows are closed and our television is on, we can hear all the loud conversations or music from their ground floor dining room when their patio doors are open, as well as conversations and other outdoor activities in their garden. With the large expanse of glazing, sliding door openings to the terrace and the large space of the terrace itself, the proposed additional floor will have a huge impact on noise pollution for neighbours on Ornan Road itself, and especially for ourselves and neighbours in Perceval Avenue.

Given that we frequently hear noise until late at night from within the existing dining room when the doors to the garden are opened, we will most certainly also be plagued by additional noise from this proposed second floor room and terraces. This will make our daily life intolerable.

3. s106 Agreement

The erection of an additional storey on only one of the three terrace houses No 26, 28 and 30 Ornan Road, is contrary to the previous s106 Legal Agreement of 2004. The current application states that this single additional storey on the end of the terrace is aesthetically sound on its own, and allows for the additional two houses of the terrace to build a unified extension in the future. However, if only one of these remaining two houses goes ahead with such a development, and the third neighbour does not, this will make a complete mockery of the previous s106. The result will be a completely lopsided terrace, with only two of the three houses creating an unbalanced façade to the streetscape. Once the s106 Agreement has been sidestepped, there is nothing to prevent one or both of the neighbouring terraces from submitting plans for entirely different designs in the future.

There is an historical covenant held by No 14 Perceval Avenue which prevents No 26 in this terrace from building anything which overlooks them. The existence of this covenant will prevent the development of a unified second level in any event. If this second floor application is given permission, it will create a precedent for the other two houses in the terrace. But it will not compel either 26 or 28 to the same design, which could compromise the appearance of the terrace.

4. Overdevelopment of site. No 30 Ornan Road has also recently excavated and built a basement. By adding yet another level, they will have almost doubled the square metres of the original two storey dwelling, and this will be an overdevelopment of the small site.

Yours sincerely



Dr Maureen Michaelson



View of 28 and 30 Ornan Road from 17 Belsize Lane garden



View of 28 and 30 Ornan Road from 17 Belsize Lane ground floor