

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3594/P	Fatima Aboagye	First Floor Flat 6 Courthope Road London NW3 2LB	18/07/2016 14:27:36	OBJ	<p>As the owner of the first floor flat within the site 6 Courthope Road i would like to object to this application on the grounds of the affect that such will have on the rear of my current property. The applicant has already sought my approval for the former permission in order to obtain freeholder consent and so far i have not provided consent.</p> <p>I have had a report written into what I see as negative affects on my residence and I attach below the sections that I see as relevant to the realms of Planning Criteria.</p> <p>I respectfully wish for my concerns to be upheld.</p> <p>Please note that as yet I have not had any written notice provided to me from the applicant or Camden Council.</p> <p>Report on any issues that should be considered in terms of considering a positive or negative response to the application and</p> <p>Report on impact of the extensions on the demise of the first floor flat.</p> <p>The proposals are for moderate extension forms in the rear garden area of the ground floor demise.</p> <p>Currently the areas for redevelopment are visibly appreciated as ‘amenity value’ from the first floor flat at the singular window locations of the only two bedrooms of the flat in question.</p> <p>Once the proposals have been constructed the outlook and amenity will be affected in terms of the immediate views down into and over the lower private garden. It is arguable that such areas are the private domain of the ground floor unit yet the outlook is not exclusive and the outlook currently serves to provide an acceptable level of amenity for the first floor unit which has no actual private amenity space of its own.</p> <p>With the extension on the very rear a new section of flat roof will be directly visible and a more restricted outer view of the private garden is still available.</p> <p>With the side extension however the affects are more dramatic with the available view providing a very restricted view of garden outlook and natural growth forms. The nature of the side facing extension would seem to enable an enlargement of the kitchen and dining facilities. At present these activities are harboured by existing masonry walls and dense enclosure. In the event of an evening time when perhaps dining based activity is amplified the new enclosure of a more fragile enclosure will now promote visual and audible transfer of potential nuisance by noise emission and associated illumination.</p> <p>It can therefore be stated that there are visual affects by the reduction of the existing amenity value in terms of established garden views and also the potential of visual and audible nuisance.</p> <p>Other aspect are also due consideration in terms of accessibility and availability of access to current parts of the building envelope for routine maintenance and attention.</p> <p>Currently the external elevation has planted drainage pipe-work and access to window treatments being the demise of the joint freehold and serving the first floor flat. The existing garden area would be</p>

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subject to availability in order to carry out any necessary work under the terms of a legal agreement.

With the construction of the extension this access becomes more difficult and more expensive, especially in the case of the side facing extension and such conditions lead to further complications in terms of legal liabilities over damage and affect to the structures during this accessibility. This aspect of any future agreement would have to announce itself as a forecast expense that can be suitably apportioned.

In summary I do not see any directly positive affects to the first floor demise and I can see some negative affects and associated implications that are due adequate consideration.

Report on any modifications or essential alterations or considerations that should be provided.

Apart from the notion of the request to allow a potential use of the rear extension as a terrace form at a later date the only other element that is worth considering is whether there is a change to the roof structure of the proposed side extension that can reduce the potential nuisance. If the roof were to be of a solid form being a tiled pitched format then the potential of noise and illumination pollution would be greatly reduced. The amenity impact would still be a factor yet the potential harm from transfer through the new envelope would be reduced.

The potential agreement to allow a use of the rear extension roof as a terrace, subject to planning permission, would also be a consideration that could provide a potential to redress the balance in the contact of amenity affect.

In summary the side extension can be seen as the main cause of negative impact of the demise of the first floor flat and alterations could reduce this negative impact. A notion of allowance to use the roof of the rear extension for amenity purposes could redress the balance in terms of amenity loss.
