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For the attention of: John Diver (Case Officer),
Planning and Built Environment, London Borough of Camden

Date: 02 August 2016

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Dear Sir/Madam,

**Ref: Planning Application no. 2016/3305/P at 30 Ornan Road,
London NW3 4QB – for “Erection of roof extension to create a second floor level
with external terraces and canopy to existing dwelling (C3)”**

I have been engaged as advisor regarding this Planning Application by Mr Adriaan de Mol van Otterloo and Ms Fleur Meijs, who are joint freehold owners and occupiers of the four storey Victorian house at 34 Ornan Road. Their house is next door to 30 Ornan Road (there is no No. 32). No.34 is one of two detached Victorian villas (Nos.34 and 36). No.34 is on the adjoining plot, immediately to the west of 30 Ornan Road.

I refer to my previous letter of objection dated 21 July 2016. I also refer to the revised drawings numbered 11A, 11B, 12A, 13A, 14A, 15A, 16A and 17A, which were uploaded to the Council's application website yesterday, 01 August 2016. I assume that these revised drawings have been produced and submitted by the Applicant as substitutes, because of the errors in the earlier set of drawings. **NB:** I have not checked the revised drawings for errors.

The revised drawings have been submitted to the Council by the Applicant very late in the timescale regarding public consultation for this Planning Application. Our assessment of the revised drawings has therefore been undertaken quickly with limited scope. **As a result, on the instruction of my clients, I wish to make the following objections:**

OVERLOOKING AND LOSS OF PRIVACY TO No. 34 ORNAN ROAD: -

The proposed roof extension and its proposed rear roof terrace (at No.30) will, if approved and constructed, create significant material overlooking problems to the lower ground floor living room at 34 Ornan Road. Also, these proposed installations will create significant material overlooking problems into the rear garden of No.34. These overlooking problems would arise from new direct points of view at second floor level of No.30, looking directly into No.34.

Regarding the lower ground floor living room at No.34 Ornan Road, this would be overlooked directly from the 2nd floor of No.30, downwards and across the boundary between the two properties...directly through the clear glass rooflight in the flat roof of the rear extension of No.34; and obliquely through the clear glass window in the side elevation of the rear extension of No.34, which faces the boundary garden wall between No.34 and No.30. The rooflight and side window provide daylight to the living room at lower ground floor at No.34.

NB: The rooflight and side window to the living room in the rear extension at No.34 have been constructed in accordance with my clients' Planning Permission Ref. 2014/5966/P dated 18 December 2014, to which there were no objections.

In summary, views from the proposed second floor constructions at No.30 will result in unacceptable overlooking, loss of privacy and intrusion to the lower ground floor living room at No.34, which is a habitable room, and to the rear garden of No.34.

In conclusion, the objections contained in this letter concern significant material problems that arise directly from the proposals contained in the Planning Application.

On behalf of my clients, I request that Planning Application no. 2016/3305/P be refused.

Yours sincerely

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