

From: AFRICA SeenandHeard [REDACTED]
Sent: 10 August 2016 23:22
To: Planning
Subject: RE: PLANNING APPLICATION CONSULTATION - Application Ref: 2016/4020/P - A copy of this email will be sent by Post

Dear Ms Douglas,

Thank you for your invitation to comment on the application for proposed work put forward by Flat C, 108 College Place.

I object to the proposed work: conversion of the loft including erection of roof level extension to the rear, formation of roof terraces and insertion of rooflights for a number of reasons outlined as follows:

ARCHITECTURAL & STRUCTURAL INTEGRITY OF COLLEGE PLACE

We are lucky to live on one of the few London residential streets which were purpose-built as apartments. As well as compromising the architectural brief and use of the apartments, a loft conversion could compromise the structural integrity of my home as the adjoining wall at the rear of our properties exhibits deep fractures in the area which would be the floor of the proposed extension. I fear this could worsen and other damage to the structure occur if an extension is made. Another highly probable negative impact is damp penetration which is evident in other parts of my property.

NOISE NUISANCE

The period properties of College Place are poorly insulated against sound and even moderate voice levels are audible from home to home. Although I have not experienced noise nuisance from the property proposing extension work, my household is regularly subject to unintended noise nuisance from the other adjoining apartment when they fraternise with open windows or on scaffolding when erected. The high audibility leads me to conclude that the proposed roof terraces would cause a noise nuisance to my property and particularly that adjoining the proposed property on their other side.

We have very little respite from neighbouring noise and even mindful levels or privacy due to the close proximity arrangement between apartments which are less than 15 feet apart from neighbouring windows.

HOUSEHOLD PRIVACY & PLANNING PRECEDENCE

Although I am not overlooked by the proposing property as the adjoining neighbours on their other side are, I must object to this proposal as if it is granted, a precedent will be set that might be followed by my adjoining neighbour who has previously requested a planning application which was wisely rejected.

As well as saving us from the noise nuisance of frequent and at times raucous fraternising which would occur if a precedent were to be followed, being overlooked from a height breaches neighbourly and lawful privacy this would be even worse when illuminated by roof lights which could also interfere with sleeping patterns and the quality of life of those overlooked on Royal College Street. Their own garden lights often shine into our properties so the light nuisance would be mutual.

At present, many residents spend most of our time with the curtains or blinds closed in the mid parts of our homes which lead from family rooms to bathrooms to prevent being intimately visible to our neighbours. This goldfish bowl view would be much worse even though voyeurism is not the intention of most neighbours if additional floors and roof terraces are added.

I feel that the privacy of households on this street should be respected as much as the law and council powers allow and that we should live in our apartments in the household size and utilise their size and structure in the manner they were designed for.

There are many who would appreciate the homes and present sizes just as there are many homes of greater size that can be appreciated by those in urgent need of upsizing to a more agreeable property for their needs and wants.

I do hope that you take the current condition and utility of the apartments, long term necessity of our rights to privacy and peaceful home lives and availability of homes with adequate additional floors or space that are a substitute for the proposed work into consideration when making your decision on this matter and that the community of College Place can continue to live in the current harmonious manner we all enjoy.

Yours Sincerely,

Occupier 110C College Place