

**Regeneration and Planning  
Development Management**  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

**Occupier**  
110C College Place  
Camden Town  
London  
NW1 0DJ

Application Ref: 2016/4020/P

10<sup>th</sup> August 2016

Dear Ms Douglas,

**RE: PLANNING APPLICATION CONSULTATION**

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 of 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.

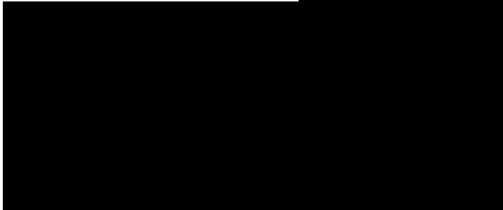
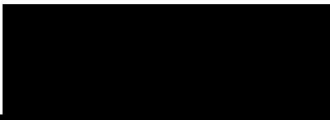
At present, many residents spend most of our time with the curtains or blinds closed in the mid parts of our homes which lead from family rooms to bathrooms to prevent being intimately visible to our neighbours. This goldfish bowl view would be much worse even though voyeurism is not the intention of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

<b>Application No:</b> 2016/4020/P	<b>Consultees Name:</b> Ms DC Timewell	<b>Consultees Addr:</b> 108a College Place	<b>Received:</b> 15/08/2016 11:08:17	<b>Comment:</b> O3J	<b>Response:</b> Dear Ms Douglas,  Thank you for the opportunity to comment on the proposed work. My objections to the proposed works are as follows:  Unsympathetic Form of the Extension Unsympathetic form of the extension to the rear aligning directly with the walls below. Cladding them in slate does not make them part of the roof structure – they should be a more secondary volume, to feel more part of the roof itself and more in character with the terrace of houses.  The Rear Extension The rear extension will increase the overshadowing of the rear gardens and rear facing windows of the flats below. These are already restricted in their sunlight and daylight, particularly in our kitchens, and an extra storey will exacerbate this by reducing the visible sky. Please can you ensure that calculations are provided to prove that sunlight and daylight will not be decreased, to demonstrate that they stay within the normal guidelines and will not affect the already limited light.  The Proposed Terrace The proposed terrace would overlook my private garden and impact on the enjoyment of that space. While I appreciate the need for amenity, I would like to see it at least well set back from the edge so that I am not directly overlooked and to ensure safety from items being dropped from above.  Disruption and Damage I live on the ground floor of the property and am concerned about the disruption and impact during the work. Any scaffolding would seriously affect the light and security of our living spaces and I fear inevitable damage to our gardens, front and back, private and communal, and to garden structures and sheds. The access to my garden will be severely restricted by scaffolding and I am concerned about the safety during the works of both myself and my pet. The work would bring us no benefit whatsoever and we would request that it is conditioned that no works can commence until the applicant shows it can be constructed without access to our gardens and home.  Equally the removal of the roof would leave the whole property exposed to rain and we would request that it is conditioned that temporary weathering would be in place. Neither of the other flats are in any position to protect their possessions otherwise as we cannot plan to go elsewhere.  While I appreciate that people would like to maximise their living space, I feel it is important to make every effort to maintain the character of this beautiful residential street and to prevent any works from negatively impacting on the look of the building itself and on other residents in terms of noise and diminished light.
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Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:	Printed on: 16/08/2016 09:05:09
					Please note that unintended daily noise is already a major problem for residents living in these flats on this street. Any further noise disturbance would be very difficult for residents.	
					The Design and Access statement mentions similar precedent applications – my concern is that granting many more applications of this nature in our street would increase the capacity of people already living in very close proximity with poor noise insulation, which would impact negatively on the harmony of the street as a whole.	
					Thank you for taking these concerns into consideration	
					Yours sincerely	
					Ground Floor Flat, 108 College Place	

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