

Richard Greer,
11 Fitzroy Square
London
W1T 6BU

30th August 2016

Dear Camden Planning Department,

My wife and I, as well as several other local residents, are very concerned about the proposals to extend 11 a and 11 b Fitzroy Street – planning permission reference num 2016/4418/L. I write in order to object to this permission, my reasons being;

The proposed extension will have an overbearing sense of enclosure on the adjacent property at no. 11 Fitzroy Square. Paragraphs 7.8 and 7.9 of Camden Planning Guidance (CPG) 6 – *Amenity* notes that “*Outlook is the visual amenity enjoyed by occupants when looking out of their windows or from their garden*” and developments should ensure that “*the proximity, size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers*”. The proposed mansard extension would result in an overbearing sense of enclosure and loss of outlook and is therefore unacceptable in the interests of neighbouring residential amenity.

The application submission does not include a Daylight and Sunlight Assessment and therefore the Council will be unable to draw any meaningful conclusions on the impacts of the mansard extension on the affected windows of surrounding properties. CP6 – *Amenity* states that a Daylight and Sunlight Assessment will be required where there is potential to reduce existing levels of daylight and sunlight. We therefore request that a Daylight and Sunlight Assessment is undertaken so that neighbouring residents can fully understand the daylight and sunlight impacts of the proposed development on their properties.

Yours Sincerely,


Richard Greer