

## 12 Constantine Road, London NW3 2NG

Mr John Diver  
Regeneration and Planning Development Management  
London Borough of Camden  
Town Hall, Judd Street  
London WC1H 9JE

1<sup>st</sup> September 2016

Dear Mr Diver

**Planning Application number 2016/4104/P  
Tranley House, 1 Tranley Mews, London NW3 2QW**

***This planning application is dated 11<sup>th</sup> August 2016, and it is described as "Erection of single story front extension and new enclosed external stair (3 storey) to front elevation of existing office (B1a) to facilitate creation of additional floor space."***

Tranley House is a large, unattractive and intrusive office block that was squeezed into a residential area against the wishes of local residents back in the 1980s. Indeed a local ward councillor (now retired) and a member of Camden's planning department have both since told us – quite explicitly – that planning permission should never have been given for the development, particularly as this is a Conservation Area. However, Tranley House is there and we must live with it. But we are absolutely horrified at the prospect of a further development as the back garden of our home abuts the Tranley Mews car park.

We would therefore like to register our objection to the proposed plan in the strongest possible terms - for the following reasons:

- (1) PRIVACY:** The windows on the front elevation of Tranley House already directly overlook our living room, three of our bedrooms, our kitchen and our bathroom (as well as our garden) with the resultant impact on our privacy. The proposed glass staircase (which would be even closer to our home) would replace the unpleasant sense of being overlooked that we have at present with an intolerable loss of privacy as employees gaze at us as they go up and down the glass walled staircase.
- (2) NOISE POLLUTION:** We are already regularly disturbed by noise from the existing building - as employees come and go in their cars and their motorbikes and as deliveries are made throughout the day. An extension, even closer to our home, would amplify this noise still further. It would also increase the level of air pollution from cars, vans and motor bikes that we would have to suffer.

- (3) SMOKE POLLUTION:** As smoking is not permitted in the building, employees and visitors smoke in the car park. The ground floor extension would inevitably mean that the smokers would be even closer to our back garden, with obvious implications for our health. Furthermore, as smoking is often a social activity, it would also lead to increased noise pollution as groups of people gather together for a smoke.
- (4) LIGHT POLLUTION:** The lights in Tranley House are regularly left on until the late evening and a glass-walled external staircase would greatly add to this intrusion.
- (5) SECURITY:** The proposed ground floor extension would be a single story structure and we are very concerned that a criminal would simply have to climb a few feet and then let himself down from the flat roof straight into our neighbour's garden – and from there into ours.
- (6) BUILDING DENSITY:** All the properties that would be affected by this development are located on a small wedge of land in between Constantine Road and Fleet Road and the proposed extension would reduce the amount of open space still further – adding significantly to the sense of claustrophobia.

We also have concerns about the impact that the development would have on access by the fire service to neighbouring properties, refuse & hygiene and parking in the local area. In short, the proposed development (and the proposed three storey external staircase in particular) would be a disaster for us and we implore you to reject this application.

Yours sincerely

Charles and Jean Donington



**View from back bedroom**



**View from Living room**



**View from side bedroom**



**View from kitchen**



**View from garden**



**View from back bedroom at 20:10 on August 31<sup>st</sup>**



**View from back bedroom at 23:50 on August 31st**



**View from Royal Free Hospital**

**Dike, Darlene**

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**From:** Shah, Sheena [REDACTED]  
**Sent:** 01 September 2016 13:07  
**To:** Planning; Diver, John; Fowler, David  
**Cc:** 'Robin Mackay Miller'  
**Subject:** RE: Objection to Tranley Mews Planning Application 2016/4104/P

For the attention of Mr John Diver

Dear Mr Diver

We would like to register our objection to the above planning application and support the application provided to you by Robin Mackay Miller.

Kind regards

Sheena Shah & Simon Draper  
Upper Maisonette  
10 Constantine Road  
London NW3 2NG

