

Dike, Darlene

From: [REDACTED]
Sent: 08 September 2016 09:43
To: Planning
Subject: FW: Application ref : 2016/1869/P : Flat 1, [Redhill Place], 1-3 Redhill Street, London NW1 4BG
Attachments: IMG_5601.JPG; ATT00001.txt; IMG_5607.JPG; ATT00002.txt; IMG_5592.JPG; ATT00003.txt

Dear Emily Whittredge,

I wish to object (reluctantly, given our shared high quality environment), to the revised plans for the above application reference : 2016/1869/P, which shows on Drawing Number ST_16_1REDHILL_01 (Rev D) - the change to the proposed terrace size and (1.5m) upstand roof cutback section - which will still permit a loss of privacy and direct overlooking (subject to occupiers', now and in the future, with eye-line's of below to possibly above the dimensioned head height of 1,700 mm) down and into my property (as illustrated by a selection of three, low resolution photos towards the application site existing roof alignments, from various parts of my property, inside and outside) at :

- first floor, bedroom/my balcony level, ground floor living room and parts of my ground level courtyard's small, amenity space externally (as well as, presumably, my share freeholder premises above and adjacent, and those opposite, within the courtyard's existing and extensive, amenity area, eg. or Units 9 etc. of Redhill Place, 1-3 Redhill Street).

This represents a breach in the Adopted Camden (Planning) Development policies (as eg. Section 3 : "DP26 Managing the impact of development on occupiers and neighbours : The Factors we will consider include : (a) visual privacy and overlooking - (g)" page 124 and outlined in paras 26.2 and 26.3) and material planning considerations under the Adopted Supplementary Planning Design Guidance : Camden Planning Guidance Housing Residential development standards (eg. page 65, para 4.25 : "Privacy and security" and page 67, 4.29 - 4.30 : "Outdoor amenity space")

I am a long leasehold/share of freehold owner, since 26 June 2015 - (and Camden resident locally, at Stalbridge House : 2001 - 2015) now as this address :

[REDACTED]
Flat 2,
Old Church hall Studios,
Little Edward Street,
London NW1 4BG

My property (and also share freehold owners, of Nos 1, 3 and 4 Old Church Hall Studios, also known as Redhill Street Studios), is bounded at courtyard level, with the adjacent application site, separated by the approximately 5m high party wall, to the north edge of the existing, large amenity area, of Nos. Units 1 - 9 of the gated :

[Redhill Place],
1-3 Redhill Street,
London NW1 4BG

I bought and selected my flat, for quieter enjoyment of the area, after the existing road, rail and overlooking noise (and HS2 Ltd.'s planned disruption), at my ground floor flat 1 at, Stalbridge

House, Hampstead Road. This was because Flat 2, Old Church Hall Studios was not overlooked and had double height space and windows, providing natural light ideal for an artist, without overlooking into my interior - not usually possible in this part of Camden (as eg. at ground level in my previous flat at Stalbridge House).

As such, I object to this precedent terrace (where none exist, in a coordinated development, as already noted by other objectors), and window arrangements, as proposed in the loft conversion, which in any case seems unnecessary, given the excellent, gated amenity space all 9 units already enjoy at ground level.

I do think that the application drawings, unfairly focus only on the existing and proposed building and do not show any context (usually a Planning Requirement for a valid application in a Design and Access Statement etc.) of eg. the party wall (and its accurate heights) and adjacent properties in relevant cross-sectional analysis and 3D details, to show the true impact of sightlines and "visual privacy and overlooking" issues arising, that are of material planning concern to a range of adjacent properties.

In addition the site location plan is inaccurate, as it does not properly show the relationship and as built form (since consented conversion in approximately 2001) of our Old Church Hall Studios (also known as Redhill Street Studios - but wrongly labelled "Youth Club"), courtyard shape and size, nor existing balconies/accesses and living accommodation units/windows adjacent etc.

Any terraces, balconies or "Juliette" balconies, with fully or partly opening (sliding folding), full height etc. door openings, inevitable can and will be used, for indoor/outdoor activities, which can include disturbances from drinking, gatherings, even hazardous barbeques, with the likely increase, in spoken or amplified music noise intrusion on neighbours, as well as any food related odours/cooking smells etc.

In conclusion, I ask that this proposal should be rejected on the grounds of loss of my adjacent residential amenity, privacy and new, undesirable, overlooking issues into my existing living and sleeping accommodation, against specific, Adopted, Camden Planning policies and Guidance.

Please contact me (as my address and mobile telephone number below) if you wish to discuss these matters further, or see additional photographs/drawings or visit my property to check these matters in more detail.

Yours sincerely,

[REDACTED]
Flat 2,
Old Church hall Studios,
Little Edward Street,
London
NW1 4BG

Mobile Tel. No. [REDACTED]

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