

Dear Anna Roe,

Reference: 2016/4917/P, Single storey, wrap around extension to ground floor flat.

I am writing to object to the planning application above. Due to the number of factual inaccuracies and the conduct of the applicant to date, I am concerned that if this application is granted, it will have a significant and detrimental effect on me as the owner of the first floor flat above.

Additionally, I do not have confidence that they would adhere to the planning policy or what they have set out in the application. I will outline my objections in relation to the planning guidance and the application form.

From a procedural point of view, the planning application (point 25) states that I was served certificate B on the 7th September. This is factually incorrect, despite their declaration, and I received this by second-class post on 5th October. The reason given by the applicant is surprising - I purchased this property ten years ago and it's highly unusual to have problems with mail being undelivered. (I copied the general planning email address into my email to WEA planning as it's clear the notification procedure has not been followed.)

Planning policy objections

The council's planning policy (core strategy set out in Nov 2010) sets out

. *"The Council will protect the amenity of Camden's residents and those working in and visiting the borough by:*

- *making sure that the impact of developments on their occupiers and neighbours is fully considered;*

This development would significantly and negatively affect me and my health. I regularly work from home and make phone calls and the nature, and length of time required, for this extension will have an adverse effect on my ability to do my job and my living conditions.

- *seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities"*

This application, apparently made by a property development with no prior interest or connections to this community is not in line with the needs of this local area or community. As mentioned, the property has been vacant for a

significant period of time, since the sale was agreed, and it is clearly seen as an investment opportunity rather than improving the situation of any current occupants (of which there are none). When I bought the property – the ground floor was a one bedroom flat with dressing room. The previous owner made it into a two- bed flat for rental purposes and now there is an attempt to create another room.

In terms of the development **Policy DP26** which states:

"The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

• visual privacy and overlooking;

• overshadowing and outlook;

• sunlight, daylight and artificial light levels

• the inclusion of appropriate attenuation measures. We will also require developments to provide:

• an acceptable standard of accommodation

• in terms of internal arrangements, dwelling and room sizes and

• amenity space"

Currently I have a view of the garden with no-one able to see into my window. This is a studio flat so the room which overlooks the garden is where I sleep, rest and work. I am a young female living alone and my privacy and security will be comprised by this extension. I strongly object to application for an additional door as I already hear noise from people entering through the front door, and if the application is granted, will also hear entry and exit from the additional door.

I am also concerned about the light pollution emitted from the extension during the evening hours of darkness as this will significantly affect my ability to sleep.

Camden Planning Guidance **Paragraph 4.10** states rear extensions should

• allow for the retention of a reasonable sized garden;

The proposed extension will not allow for a reasonable size garden – it is a significant additional extension - approximately half of the garden will disappear.

Objections on the detail of the application

I refer to the following sections of the application and have included my comments below:

- . 4.10 The proposed rear extension essentially forms a glazed box 3 metres deeper than the existing single storey lean to extension and frames the main timber body of the extension. The extended depth to the boundary with Number 3 Fordwych Road is only 3 metres. The extended 3-metre flank wall to the side boundary is already screened by a timber fence and there would be no overlooking windows in the northern flank wall. ☒

It is not clear what material this glazed box will be – is it a conservatory and glass? Three meters is a significant length and height and the timber fence was erected about a month ago, in preparation for this application. It is highly misleading to include this as a justification for the height.

When it was erected, a step-ladder were left on the roof posing a significantly security risk for my first floor flat. I had to contact the managing agent to get these removed which took several days.

- . 4.16 The timber for the cladding will be western red cedar, chosen on account of its particular durability and resistance to weather. The owner will take part in a self- management programme to maintain the timber with specialist protective oils on a two-year cycle. The timber used will be sourced from a recognised sustainable forestry scheme such as FSC. ☒

I am concerned about the timber material and despite the applicant's claim they would maintain the timber structure, based on their existing maintenance since they acquired the property, I am not confident this would occur. The rear garden is in a state of disrepair and they have not carried out any maintenance despite the numerous requests I have made to the managing agent and freeholder.

- . 4.24 The flat above the application property (first floor) and contained within the outrigger section would look onto the new extended roof area, which will comprise 3 frameless rooflights, fibre glass roof and 3 metres depth of full glazing to the rear. ☒

As mentioned above, this will significantly affect my view and security. There is no history of three roof lights being granted in other extensions – the maximum was two.

- . 4.25 The rooflights, which are directly overlooked, will be made with obscured glass so there is no risk of overlooking. The open glazed element

to the rear is not directly overlooked and will remain transparent. There are other examples of this arrangement including Number 21a Fordwych Road where the glazed element to the breakfast room is more overlooked.

②

Please see above regarding my comments about how this will negatively impact my health due to the light pollution emitted.

- 4.27 There would be limited impact to the daylight and sunlight received by neighbouring properties. The adjacent properties would not feel anymore enclosed than before and there will be limited light pollution emitted from the new glazed rear extension. ②

I disagree and I will feel significantly more enclosed due to reduction in size of the garden. My property is above and would definitely be affected by the light pollution.

- 5.4 The well-designed proposal will create a better living situation for the occupants, especially in the context of the existing layout of bedrooms 2 and 3. The proposal will also provide a separate, self-contained access for the occupiers. ②

There are no current occupants (It has been vacant since September 2016) and the layout of the property is not inconvenient. There is no need to provide a separate, self-contained access as there are two separate exits to the garden currently. The rear is also accessible by the garden gate which is no more than 15 seconds. It appears they want to maximise rental income rather than improve the property. This additional door will lead to an increase in noise and disruption for me.

Thank you for considering my objection and I look forward to your response.

Yours sincerely



Marta de Abreu