

Silverdale,
Vale of Health,
London NW3 1AN
30 October 2016

Dear Sir/ Madam

Application number: 2016/5613/P

Application type: Full Planning Permission- Hillview, Vale of Health

We are writing with regard to the planning application at Hillview, Vale of Health. Our concerns regarding this application relate to the rear extension and the proposed new terrace above it.

We note that Camden's own guidance on terraces includes the comments:

Balconies and terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. However, they can also cause nuisance to neighbours. Potential problems include overlooking and privacy, daylight, noise, light spillage and security.

And

4.10 Rear extensions should be designed to:

Not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure

We believe the current proposal violates these principles for the reasons stated below.

Currently the house has a conservatory at the back which tapers down towards the rear and sides so as to make it visually less intrusive.

The application for the new extension is a square box occupying the entire footprint of the original and therefore larger in volume. In addition the floor of the new extension is to be raised compared to the existing. Both of these features will make it visually much more intrusive.

It is also proposed that the new extension will have a new terrace above it. This terrace will have a surrounding balustrade of black metal railings. This will be considerably more visually intrusive than the current conservatory. Anyone standing on the terrace will have a direct view into our garden, bedroom and living room so affecting our privacy. We are also concerned about additional noise nuisance from the terrace.

We propose therefore that the plans for the terrace above the extension be rejected and that the size of the extension be reduced substantially to compensate for its increased height compared to the existing conservatory.

Finally it appears that the project as a whole is a major construction project that will take a considerable time to complete. As you will be aware the Vale of Health is a cul de sac with this property one of the first houses in the street. Please will you ensure that there is an appropriate construction management plan in place to reduce the disruption to the rest of the Vale and limit working hours.

We trust you will take these comments into account in making your decision.

Yours faithfully
Steve and Sue Charkin