

Planning Application - 2016/5911/P

Site Address: 3 Downshire Hill, NW3 1NR

1- Overlooking and need for opaque windows.

“Camden Planning Guidance 6, paragraph 7.4 states:

To ensure privacy, there should normally be a minimum distance of 18m between the windows of habitable rooms of different units that directly face each other. This minimum requirement will be the distance between the two closest points on each building (including balconies).

7.5 Where this standard cannot be met we may require you to incorporate some of the following design measures into your scheme to ensure overlooking is reduced to an acceptable level. Design measures to reduce the potential for overlooking and the loss of privacy include:

- Careful consideration of the location of your development, including the position of rooms;
- Careful consideration of the location, orientation and size of windows depending on the uses of the rooms;
- Use of obscure glazing;
- Screening by walls or fencing; and
- Screening by other structures or landscaping”

The proposed bathroom windows are 17.5 from my balcony hence not satisfactory.

The result is that we will be overlooked, have diminished privacy and also suffer light pollution.

Accordingly, **the bedroom 2 and the bathroom 3 must have obscure glazing.**

Furthermore the fencing at the rear of the back garden should be raised significantly so as to avoid both overlooking and light pollution.

2 – Need to demonstrate that the TPO tree will not be endangered.

I also notice that the construction of the proposed bathroom 3 will encroach on the root protection area of a tree that is subject of a TPO as a result of a petition by over 50 local residents. No information is given on how the applicant will rigorously ensure that the TPO tree will not be endangered. A detailed arboriculture plan needs to be submitted to both the tree officer and the neighbours to comment.

3- Limit on noisy building work time.

The applicant is already intent of building a large basement development. This application would also severely infringe on the tranquillity of the local community in this conservation area next to a NHS clinic. Just like RBKC has adopted and as previously requested, no noisy activity should be carried on Saturday or before 9 am or after 5 pm on week days. The same noisy restriction requested for the basement activities should also be imposed for this application. A section 106 with such limits on noisy building activities should also be put in place.

Please keep me informed.

Thank you

Regards,

Oliver Froment

10 Pilgrim's Lane NW31SL