



Dear Kristina Smith

Planning Officer Camden Council.

Application No: 2016/5613/P HILLVIEW, Vale of Health

Dear Kristina

I see that the applicants have submitted a response to our objections (15 pages long) that we only have very limited time to look at and comment on. Is this a normal process? I am a working mother with two young children and this refers to an application that can potentially damage my property (leave alone my welfare) but I need to engage with documents of this size and complexity on a short notice.

In haste and having only had limited time to look at the submitted responses, I find some of them to be misleading and hope that the planning officers will visit the property/ study the history before making a decision.

Key points to note:

- The applicants letter states that ‘a few’ neighbours objected. Please note that **all** neighbors in the terrace have objected; as well as two established local residents’ societies: The Vale of Health Society and The Heath and Hampstead Society. I am emphasising this because the tone of the responses attempts to undermine the impact on neighbouring properties.
- In the limited time I have had, I have not been able to engage with everything the letter says but a few points of inaccuracy and mis- statement stand out. These are listed below.

Many objections discuss views into the adjacent house's windows and gardens. As highlighted by officers at pre-application stage, it must be acknowledged that there is already degree of existing mutual overlooking between the properties along this terrace.

This is undeniably true but certainly not an excuse to increase the overlooking. There is a fundamental difference of view if one is inside a house with windows or standing on an extended terrace. Please do come and check for yourself.

I appreciate that the applicants imply that the Camden officer in charge has already been on site and has given advice. I urge you to consider the considerable increase in overlooking.

There are also various nearby properties (within this terrace) which already have the benefit of roof terraces above flat roof extensions. These can be seen in the images below and do not prevent any of the neighbouring properties from enjoying their own homes. Roof terraces are an established part of the site context.

This statement is misleading. There is only one terrace at the end of this terrace of houses (mine) and it has existed for c50 years. It is at the end of the row of houses, next to the Garden house passage, at an odd angle. I would be delighted to have you over and show you the difference in location and that we actually cannot see at all into our immediate neighbors rooms. We have partial views of some windows but very limited. Please do come to see for yourself.

There is no reference of any kind to the potential structural damage and the irresponsible state in which the house has been left for many months now.

I have also written separately to you to consider the importance of a CMP as this construction will overlap with another construction in the immediate vicinity that has already been allowed by Camden- the Garden house. Apart from making our lives a living hell with noise and pollution, there is an immediate access issue as the street is a narrow dead end. I cannot imagine a way to ensure access for emergence services and rubbish collectors, leave alone private cars, other than requesting a CMP and control over its implementation.

Best wishes

Zlatina Loudjeva

Lca Steps

Valc of Hcalth

NW3 1AN



Faircroft

Vale of Health

London NW3 1AN

Dear Kristina Smith

Planning Officer Camden Council.

[Application No: 2016/5613/P](#)

Dear Kristina

I am writing to you to object to the above mentioned application. My name is Zlatina Loudjeva and I am a free holder of a near by property- Lea steps and Upfleet. Our property is two houses away from Faircroft and has direct view of their garden and extension. We will be immediately and directly affected by the application, particularly the proposed terrace.

Firstly, the application is incorrect in stating that neighbours have been consulted and are supportive. These are important matters in a neighbourhood of old adjacent houses. The impact on us is immediate and significant and consultations should either be done or statements to such affect avoided.

Secondly, my main objection is the significant decrease in privacy of adjacent properties that will result from the proposed terrace. The properties here are next to each other and a terrace at the back will overlook a number of gardens and windows. Our garden and rear windows will be directly overlooked. The proposed terrace will also increase the noise and lights pollution.

Thirdly, I am highly concerned by the proposal to demolish an external wall without a structurally significant reason. This sets a poor precedent in a conservation area where many houses are old. There will be little left in terms of either character or environment if every cracked wall is demolished.

I would be most grateful if you consider these objection seriously. Please do not hesitate to contact us should you need access to our house to check the issues.

With best wishes

Zlatina