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**From:** Cristiano Campi <[REDACTED]>  
**Sent:** 08 December 2016 21:49  
**To:** Planning; Smith, Kristina  
**Subject:** Objection to Application No: 2016/5613/P HILLVIEW, Vale of Health

Kristina Smith  
Planning Officer Camden Council.

[Application No: 2016/5613/P HILLVIEW, Vale of Health](#)

Dear Ms. Smith, my name is Cristiano Campi and I am representing the freeholders of Upfleet and LeaSteps in the Vale of Health. I've noted the objection letter sent by Ms. Loudjeva and I would like to support that letter and add few other points.

- 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.

The applicant's letter contains several points of inaccuracy:

*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. The only extension done in the last ten years in this part of the Vale of Health has been approved with a covenant specifically forbidding the use of the roof as a terrace (please check the application for Lea Steps 2008/4236/P). This covenants was added to address the neighbours' concerns regarding the loss of privacy deriving from the potential use of the roof of the extension as terrace and has been strictly enforced since. I would urge you to apply the same principles to the proposed extension should the permission to be granted.**

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.

The neighbours 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

Cristiano Campi