

Young, Tony

From: Susanna Cook [REDACTED]
Sent: 21 December 2016 10:25
To: Farthing, Helaina
Cc: Planning; Anne Vernon (Personal)
Subject: 30 Harmood Street, NW1

Dear Helaina

I hope you are enjoying the run up to Christmas.

I have been going through the two planning proposals from Cormac McNabb regarding 30 Harmood Street and below are my comments.

It still surprises me he has bought a late Georgian, charming, well proportioned cottage with character in a conservation area, with original windows only to transform it into an ill proportioned, monstrosity at the rear, with proportions which bare no sensitivity to the building or terrace.

I speak for myself and the neighbours by repeating we are very happy for him to make the house a good home for his growing family and would not object to him creating another bedroom and bathroom. However in his first proposal we will not agree to is the balcony and roof terrace due to privacy. The overlooking and lack of privacy created by 26 Harmood Street's balcony and terrace does spoil the enjoyment of our gardens. We all regret not opposing this and can see by planning guidelines if we had these would not have passed. In his second proposal the design is preposterous for the building with bulking, ill proportioned windows and thumping shapes, covered in inappropriate zinc. The well lit second bedroom has been transformed into a cell like room with no window, only sky lights. Both proposals take light from my garden.

The drawings do not show how far out the new proposal come over the existing building line in plan view.

I have read through Camden's planning guidelines and there are many points which supports our concerns but below are the ones specifically relating to privacy, overlooking and character and design.

• 4 Extensions, alterations and conservatories

KEY MESSAGES

• Alterations should always take into account the character and design of the property and its surroundings.

• **Windows, doors and materials should complement the existing building.**

• **4.1 It expects high quality design that respects and enhances the character and appearance of a property and its surroundings, and also covers matters such as outlook, privacy and overlooking.**

Good practice principles for external alterations

Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.

Rear extensions

4.9 A rear extension is often the most appropriate way to extend a house or property. However, rear

extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties, for example in terms of outlook and access to daylight and sunlight.

General principles

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.

I hope this is helpful and if there is anything else I can do to make our case clear and valid please let me know.

Will anything happen before Christmas or over the Christmas period?

If not I wish you a very Merry Christmas and a Happy New Year.

With kind regards, Susanna

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