

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
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| 2016/6605/P | Alison Rankin | 33 Oak Village London | 28/12/2016 15:24:18 | COMNOT | <p>Dear Sir, Application No: 2016/6605/P</p> <p>We wish to make you aware of a number of strong objections that we have with regard to the proposed redevelopment of 80 Lamble Street, NW5. As an immediate neighbour to the site, we are of the view that the redevelopment will have a serious impact on our standard of living. Our specific objections are as follows:</p> <p>Objections:</p> <ol style="list-style-type: none"> 1. The part lowering of the boundary wall to a height of 2.5m between 80 Lamble St and the garden of 33 OV will impact the privacy of 33 OV and increase noise transfer between the adjoining properties. 2. We believe the proposed upper floor bed 3 and mezzanine / study windows will allow the neighbour to overlook the rear of 33OV garden and into Bed 2. This will reduce our right to privacy and quiet enjoyment. <p>We believe that the proposed development is a direct contravention of Camden Council planning guidance CPG6 and CPG2. The design does not afford adequate privacy for the occupants of the building or of adjacent properties, particularly with regard to their right to the quiet enjoyment of garden amenities. We believe the development would have a dominating impact on us and our right to quiet enjoyment of our property.</p> <p>CPG2 4.25 states "new development, extensions, alterations and conversions should not subject neighbours to unacceptable noise disturbance, overlooking or loss of security".</p> <p>CPG6 Overlooking and Privacy, 7.4. "The most sensitive areas to overlooking are: living rooms; bedrooms; kitchens and the part of a garden nearest to the house".</p> <p>CPG6 Overlooking and privacy 7.5. "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.</p> <p>Please note a point of clarification with regard to the submission. The 33 Oak Village car parking space is in fact our garden and family outside space. We occasionally access the garden to park a car (less than 5 times a year), via Lamble Street.</p> <p>We would be grateful if the Council would take our objections into consideration when deciding this</p> |

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| | | | | | application. We would welcome the opportunity to meet with a representative of the planning department at our home to illustrate our objections at first hand. We look forward to receiving a date for the Committee meeting so that we may attend. |
| | | | | | Yours faithfully, |
| | | | | | Mr and Mrs S Rankin |
