

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6953/P	Akshay Shah	2 Inverforth Close London NW3 7EX	24/01/2017 09:28:19	OBJLETTE R	FAO John Diver Development Management London Borough of Camden 2nd Floor 5 Pancras Square c/o Town Hall Judd Street London WC1H 9JE

24th January 2017

Dear Mr Diver,

Re: Planning application 2016/6953/P: 3 Inverforth Close, NW3 7EX.

We are owners and occupiers of no.2 Inverforth Close and we write in response to the consultation request for the planning application submitted for the alterations to no.3 Inverforth Close comprising a replacement roof and new dormer windows and roof terrace to facilitate a loft conversion, conversion of garages into a habitable room, and the erection of a porch and two front bays at ground floor level.

We would like to comment that the works to the dwelling would be a welcome enhancement to the property and to the Close itself, and we are therefore generally supportive of the scheme on the condition that the roof terrace is omitted. We would however wish to put forward several comments for consideration by the Council as part of their assessment of the application.

Firstly, on a technical note, the plans submitted do not appear to be accurate – the existing building at no.3 is not set at 90 degrees to no.2 and the front and rear facades of no.3 are not parallel as shown on the submitted drawings. We therefore duly submit a drawing prepared by our architect showing the correct positioning of no.3 Inverforth Close and its relationship to our property.

We would highlight that the Daylight/Sunlight report has a proviso that the assessment has been conducted on the basis of available information. As the submitted plans are inaccurate, we would question the accuracy of the modelling output.

In addition, the front elevation drawing and corresponding CGI image suggest that there will be a substantial overhang from the proposed southern roof slope onto the side garden of our property. We would note that the applicant has signed Certificate A on the application form rather than Certificate B and we would request that this is corrected.

With regards to the proposal itself, as noted above, we are largely supportive of the alterations but do have a concern with the insertion of the raised terrace area within the roof of the property; not only will

**Application No:**    **Consultees Name:**    **Consultees Addr:**    **Received:**

**Comment:**    **Response:**

this overlook our private side garden area which currently benefits from a real sense of enclosure (with only two slim windows to the side elevation of no.4 having a view onto this area), the dormer window which is part of our current planning application servicing our children's bedroom window, would sit directly adjacent to this terrace.

In the pre-application response for the current proposal at no.3, the Council expressed concern that the views afforded from the proposed terrace may have an impact on the privacy of neighbouring residents. The proposed section plan (BB) submitted as part of the application suggests that the height of the roof bordering the terrace would be 1.4 metres in height – allowing a clear view out of the terrace onto our side garden. Sufficient screening, as requested by the Council at pre-application stage, has not been introduced. We would comment that any future screening may result in an alien feature within the roof slope and may not satisfactorily mitigate overlooking.

Referring back to the proximity of the terrace to our proposed dormer window, it is noted that we would have a direct view onto the private terrace area of our neighbours. Also, by virtue of the nature of the terrace, this would result in noise nuisance and disturbance to our children's bedroom – particularly in the summer months when windows are required to be open.

In addition, it is noted that the roof terrace expands across the full width of the southern roof slope and its extensive depth results in a dominant feature in the roof of the dwelling. This is contrary to both bullet point 1 of paragraph 5.25, and to paragraph 5.26 of the Council's design guidance on roof terraces provided in CPG 1.

We would respectfully request that our comments are taken into consideration as part of the assessment of the planning application.

Yours sincerely,

Akshay and Geetika Shah

---