

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6266/P	Ms A Alura	Flat D Camden road Camden Town NW1 9HG LONDON	20/02/2017 21:14:02 INT		<p>The said building: 61 Camden Mews backs on to a shared communal garden of which the landlord is The London Borough of Camden. I use the garden daily for my drying my washing, reading, and gardening using my shed for my pot plants.</p> <p>The area is one huge building site. This winter I have suffered greatly from asthma for the first time in my life. Therefore, I am deeply concerned about even more building waste dust or fine particles from building materials getting into my lungs as the proximity to the garden and the flat is minimal.</p> <p>Having 2x2 bed 2-storey mews seems like overcrowding such a small plot. The lack of privacy by having windows overlooking the shared garden of 212 Camden road will be unsightly and unpleasant.</p> <p>I can see the need of one mews house of similar dimensions to the existing property on the plot being more in keeping with the style and size of other mews properties. Anything larger will cast too much shade onto the garden of 212 Camden road and the residents facing 61 Camden Mews.</p>

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2016/6266/P	Mr Jason Watkins	212A Camden Road London NW1 9HG	18/02/2017 16:02:42	OBJ	<p>Having repelled the previous wholly inappropriate development for this sight, I am hugely disappointed that this application has ignored the contents of my previous objections in the most troubling aspect of its design. The rear of the property is utterly at odds with the whole concept of privacy in family life. Our garden and living areas will be utterly overlooked by this development. The development as per the latest drawing contained in the most recent application, will constitute an huge invasion of our privacy.</p> <p>WINDOWS</p> <p>As per the drawings, the windows on the first floor the property would completely overlook our garden.</p> <p>Because the proposed windows would be closer to our property than those of the present property, and therefore will be even more invasive that those that exists at present.</p> <p>When looking out of these windows, the resident will be able to look directly into our lower ground floor bedroom.</p> <p>They will look chiefly look in to our mail living area. It would constitute an intolerable invasion of privacy.</p> <p>TERRACE</p> <p>Not only this but I also note form the drawings, that the proposed terrace on the first floor, would now be lower than the existing terrace.</p> <ul style="list-style-type: none"> - Which would make it even easier for our property to be overlooked. - Please note, that the terrace which is present at the moment, is in contravention of its conditions of use. There should be a fence around this terrace, so that no one con look down on to our property. As I stated in my previous objections to the previous planning application, a crude fence was blown down by the wind and has not been replaced and therefore the residents at this property can seen to our living areas. <p>There is no precedent for any such a terrace.</p> <p>The proposed terrace, with the ability for residents to stand outside and look into our garden from a matter of only feet away, would be again intolerable to my family. It flies in the face of reasonable planning criteria.</p> <p>I can see from the drawings, that each of the properties has a door that can lead on to the terrace; So it clearly the intension of for the developer, that residents would use the terrace:</p> <p>This shows a lack of understanding of the sight. It points once more to the inappropriate nature of the</p>

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development. It shows a disregard for my family and its privacy. Detrimentially affecting our enjoyment of our property and amenity and directly looking it to my main living areas.

Please also note, that the property and 63 Camden Mews, has a new extension erected a year or two ago. It had a proposed terrace in its planning drawings. Because of objections, this was fenced off, so that residents at that flat, could not over look our garden and that of our neighbours. This is the guiding principle for the property. You will note the window on this extension is opaque. Which was also the result of objections for neighbours.

WINDOW LIGHT

Another issue is the window of the new extension at 63 Camden Mews. Because it is opaque then those inside cannot look out. The resident feels therefore, that they do not need to put curtains or blind up, to prevent people looking in.

However, the bright light they use in the room shines out across the gardens at night. It is extremely unappealing and utterly at odds with nature of a conservation area.

The proposed property at 61 has similar glass proposed on the ground floor. This would shine out on to our garden and illuminate with a very unpleasant light. It would ruin the very nature of our garden.

LIVING AREAS

It is inappropriate that two properties be built side by side on this site. The developer clearly wants to exploit it, by maximising his returns on what should be a single property. This increases the number of windows and more opportunities for us to be overlooked.

In this regard, I would point you to comments made by my Neighbour at 59 Camden Mews;

“In addition, this project turns a family apartment into 2x2bed 2-storey houses. On that point we express concerns that the proposed scheme doesn't follow the guidelines provided by the government https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf and express concerns that the property developer (who doesn't live on-site) only tries to maximise the surface neglecting the well-being of the future tenants. Indeed, the bedroom on the first floor doesn't meet the standard required by point 10.d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m² and 10e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide”

FLAT ROOF

Be advised that I would not tolerate any use of the flat roof either for purposes of it being used as a social area for residents to look out on to our garden and in to our living areas.

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Despite my objections listed above, I understand the need for housing in London and the need for this sight to be developed. I have nothing against this per say.
However any development that has an aspect that faces my property in this way and detrimentally affects the quality of my families life, I will contest. I would again point you to comments I made in my previous objections: we are a grieving family, having suffered the loss of a daughter in recent times and privacy is paramount no only to my wife and I but to our other young children.
