

**Dike, Darlene**

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**From:** Diver, John  
**Sent:** 28 February 2017 12:28  
**To:** Planning  
**Subject:** FW: 2 Inverforth Close,2016/6994/P  
**Attachments:** No. 3&4 Inverforth Close together.pdf

Afternoon,

Could you please upload this email and attached letter as an objection to planning application 2016/6994/P please?

Thank you,

JD

John Diver  
Planning Officer

Telephone: 02079746368



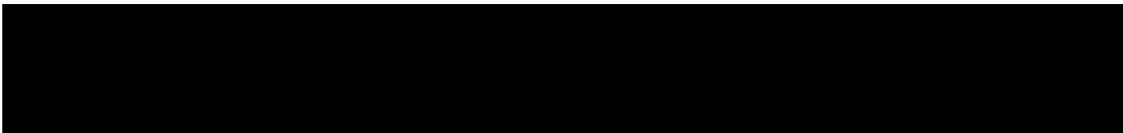
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**From:** Alexandra Lamboura [REDACTED]  
**Sent:** 23 February 2017 12:41  
**To:** Diver, John  
**Cc:** [REDACTED] Rocio Garcia  
**Subject:** 2 Inverforth Close,2016/6994/P

Dear Mr Diver  
Please find attached the objection letter from our clients Mr and Mrs Bull regarding 2 Inverforth Close,2016/6994/P  
Kindly let me know if you need any further information.  
Regards

Alexandra Lamboura  
AADipl RIBA

ADA Architectural Design Ltd  
Unit 2  
Breasy Place  
Burroughs Gardens  
Hendon  
NW4 4AT



John Diver  
Development Management  
London Borough of Camden  
2<sup>nd</sup> Floor  
5 Pancras Square c/o Town Hall  
Judd Street  
London WC1H 9JE

Mr. and Mrs. Bull  
3 Inverforth Close  
London NW3 7EX

21<sup>st</sup> February 2017

**Re: Planning application 2016/6994/P (2 Inverforth Close, London NW3 7EX)**

Dear Mr. Diver,

We are owners and occupiers of no.3 Inverforth Close and owners of no.4 Inverforth Close.

We would like to make some comments regarding the planning application submitted for the proposed alterations to the adjacent property at no.2, including erection of roof extensions & part single, part two storey rear extension; etc.

Firstly, we would like to express our satisfaction with the general intention of the scheme proposed by the owners of no.2 in the scope of satisfying their needs to enlarge their property. However, as owners of no.4 and no.3, we would like to raise some points which we believe to undermine our property's privacy and natural lighting.

We would like to point out several points included in the Camden Planning Guidance (CPG). At *CPG 2 Housing*, at its point 4.20 *Daylight, sun light and privacy*, included in the point 4 *Residential development standards*, which says: "*Residential developments should maximise sunlight and daylight, both within the new development and to neighbouring properties whilst minimising overshadowing or blocking of light to adjoining properties.*", as well as the point 4.25 *Privacy and security*, which says: "*New development, extensions, alterations and conversions should not subject neighbours to unacceptable noise disturbance, overlooking or loss of security.*"

At *CPG 1 Design*, at its point 5.20 *Other roof additions*, included in the point 5 *Roofs, terraces and balconies* we can read: "... proposals should still have regard for the following general principles:

- *The visual prominence, scale and bulk of the extension;*
- *Use of high quality materials and details;*
- *Impact on adjoining properties both in terms of bulk and design and amenity of neighbours, e.g. loss of light due to additional height."*

- **Regarding no.3 Inverforth Close**

As you are already aware, we have submitted an application where we are proposing in part a south facing patio area on our roof level (situated on the roof of the existing garages). This little open patio area will be concealed in the sloping roof and it will not overlook other properties as we have added a screen up to 1.80 meters high south facing, as per your request.

The proposed northernmost dormer would directly overlook to this roof patio, the only open private space our property would have as our existing house does not have any kind of garden. This makes this roof patio especially important for us and it is an essential request. Please see attached the proposed courtyard south elevation of no.2's proposal with our proposed balcony incorporated in the drawing and the combined roof plan.

We are setting our retirement house as a peaceful and tranquil space in this beautiful area, and this roof patio would allow us to enjoy the sunlight directly from our quarters. We consider that it would be difficult for an elderly couple to produce noise at the proposed patio area and cause any disturbance to adjoining properties which benefit of a much larger amenity areas with younger people's activities.

In addition, this proposed dormer windows would not only mean a loss in our proposed first floor privacy but it would also be a loss in our security. In addition the proposed dormer windows would overlook through our existing skylights, compromising our privacy further, as well as the security of our property.

In addition the northernmost proposed dormer with a glazed window of 2.00 meters in length and of 1.20 in height would be overlooking directly into our proposed roof patio depriving us of the privacy and light.

The additional volume created by the proposed roof and additional side dormers would restrict the best part of the morning sunlight to our proposed patio area and the skylights of the lounge.

We believe that the proposed scheme is overlooking into our property and overshadowing the source of direct sunlight and we would comment that small conservation skylights could replace the proposed dormers of No 2 Inverforth Close.

- **Regarding no.4 Inverforth Close**

Firstly, we are concerned that this first floor erection and proposed roof extension of the considerable length of 11.50 meters at the height of 6.50 could considerably overshadow the east side of our property especially due to its orientation.

We would like to inform you that on the west elevation of our property there are large patio doors to our lounge on the ground floor including the patio area and on the first floor level there are two windows to the master bedroom

In addition the two proposed dormers where each has a glazed window of 2.00 meters in length and of 1.20 in height would be overlooking directly into the windows of our property such as into the master bedroom on the first floor and the lounge and conservatory on the ground floor.

The proposed dormers with their large windows would impact our property even further and we would like to request that they are eliminated.

We consider this part of the proposed scheme of No 2 inappropriate and we believe it goes against our right of light and privacy.

We would like to point out that on the existing drawing no FP118\_PL008, revision A, the first floor windows of our property are shown whilst it is not shown at the proposed drawing no. FP118\_PL021, revision B. The southernmost proposed dormer would be erected only 6 meters away our eastern wall comprising of our ground and first floor doors and windows.

Please see attached the mentioned proposed elevation with the addition of our property and the indication of the possible overview.

As no sunlight/daylight report has been found within the submitted documents, we consider that this issue has not been assessed.

We would like to kindly request that our comments are taken into account prior to the assessment of this planning application.

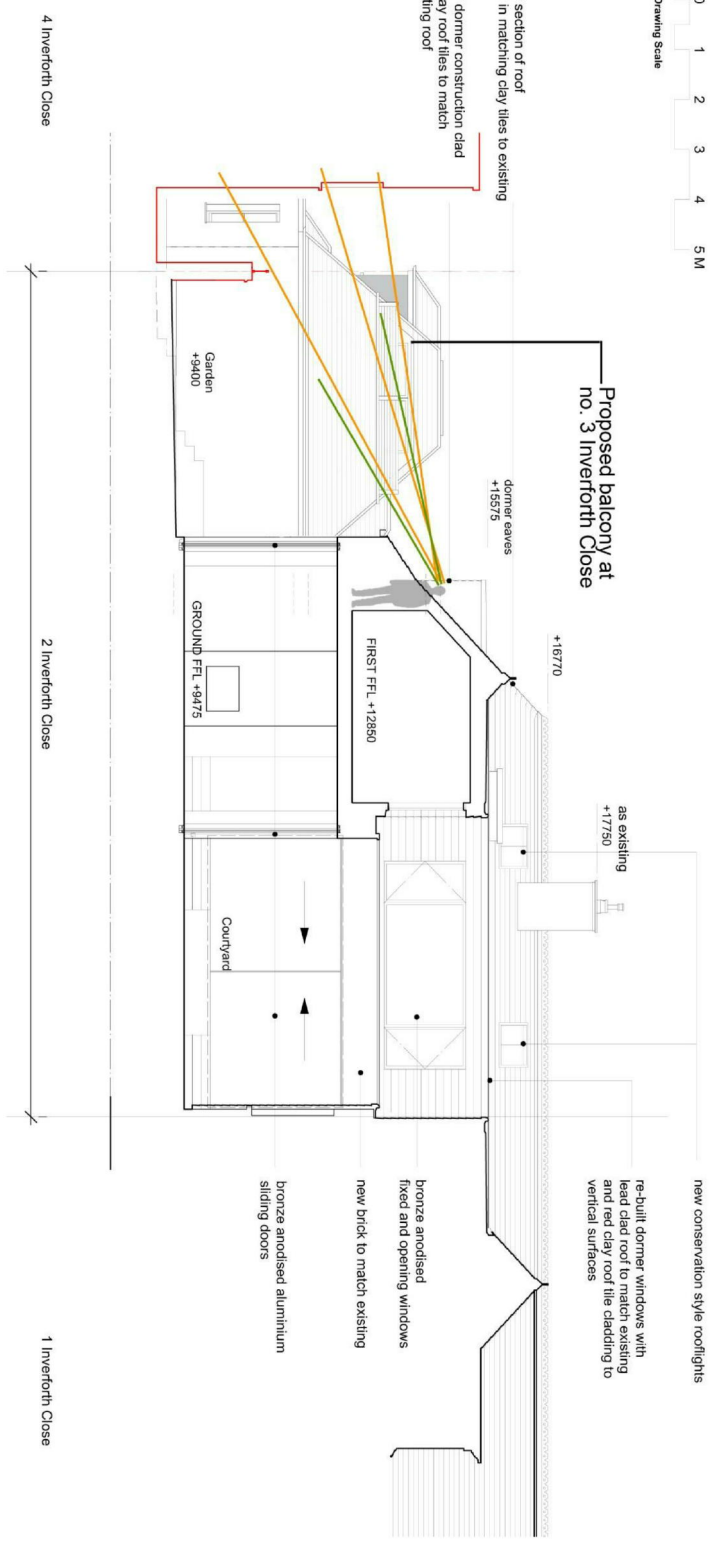
Yours sincerely,

*Mr and Mrs. Bull*



new section of roof clad in matching clay tiles to existing  
 new dormer construction clad in clay roof tiles to match existing roof

**Proposed balcony at no. 3 Inverforth Close**



4 Inverforth Close

2 Inverforth Close

1 Inverforth Close

new conservation style rooflights  
 re-build dormer windows with lead clad roof to match existing and red clay roof tile cladding to vertical surfaces

bronze anodised fixed and opening windows  
 new brick to match existing  
 bronze anodised aluminium sliding doors

as existing +17750

+16770

FIRST F.F.L. +12560

GROUND F.F.L. +9475

Garden +9400

dormer eaves +15775

