

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/5846/P	Antonio Saffioti	Flat B 5 Mornington Terrace NW1 7RR	13/03/2017 11:20:07	OBJ	<p>I am the owner of the flat above Flat A and write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the rooflights proposed in this development.</p> <p>5 Mornington Terrace building consists of two separate dwellings split as:</p> <p>Flat A: Lower Ground and Ground Floors.</p> <p>Flat B: Levels 1 – 3 with an existing balcony</p> <p>According to Camden Core Strategy 2010-2025 – Local Development Framework, CS5 - Managing the impact of growth and development, item e) making sure that the impact of developments on their occupiers and neighbours is fully considered; and Camden Planning Guidance – Amenity – CPG 6 – item 7 Overlooking, privacy and outlook. Key Message</p> <ul style="list-style-type: none"> <li>• Development are to be designed to protect the privacy of existing dwellings; therefore:</li> </ul> <p>The rooflights proposed in the new extension of flat 5A, located above the Dining and Reading Rooms are large in size and their location causes overlooking from the property above - Flat 5B from two windows (current stairs and kitchen) and also from the level 03 balcony. One will be able to overlook straight into the rooms.</p> <p>The impact of overlooking the neighbour's rooms below via both proposed rooflights will create a discomfort to the neighbour above to look out of the windows. It could be also potentially detrimental to the value of the property in case of sale in the future.</p> <p>In addition, Camden Planning Guidance – Amenity – CPG 6 – item 5 - Artificial light</p> <p>5.2 •Having a detrimental impact on the quality of life of neighbouring residents;</p> <p>5.3. Nuisance often occurs due to glare and 'light spillage' because the lighting has been poorly designed, in connection to the points:</p> <p>The positioning and size of the rooflights will generate an unnecessary glare to the users of the upper flat (5B) caused by the amount of glass on a sunny day and during nighttime, the location of such rooflights, especially the one next to the window sill, will generate an artificial light pollution for those looking out to the garden from the upper flat.</p> <p>I understand these being the reasons for the objection and therefore ask for the Local planning authorities committee, careful consideration on the matter.</p> <p>I will be happy to be contacted on (mobile number) for any further clarification.</p>

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Thanks in advance for your consideration.

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2016/5846/P	Anrtonio Saffioti	Flat B 5 Mornington Terrace London NW17RR	13/03/2017 11:16:44	COMMNT	<p>I am the owner of the flat above Flat A and write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the rooflights proposed in this development.</p> <p>5 Mornington Terrace building consists of two separate dwellings split as:</p> <p>Flat A: Lower Ground and Ground Floors.</p> <p>Flat B: Levels 1 – 3 with an existing balcony</p> <p>According to Camden Core Strategy 2010-2025 – Local Development Framework, CS5 - Managing the impact of growth and development, item e) making sure that the impact of developments on their occupiers and neighbours is fully considered; and Camden Planning Guidance – Amenity – CPG 6 – item 7 Overlooking, privacy and outlook. Key Message</p> <ul style="list-style-type: none"> <li>• Development are to be designed to protect the privacy of existing dwellings; therefore:</li> </ul> <p>The rooflights proposed in the new extension of flat 5A, located above the Dining and Reading Rooms are large in size and their location causes overlooking from the property above - Flat 5B from two windows (current stairs and kitchen) and also from the level 03 balcony. One will be able to overlook straight into the rooms.</p> <p>The impact of overlooking the neighbour's rooms below via both proposed rooflights will create a discomfort to the neighbour above to look out of the windows. It could be also potentially detrimental to the value of the property in case of sale in the future.</p> <p>In addition, Camden Planning Guidance – Amenity – CPG 6 – item 5 - Artificial light</p> <p>5.2 •Having a detrimental impact on the quality of life of neighbouring residents;</p> <p>5.3. Nuisance often occurs due to glare and 'light spillage' because the lighting has been poorly designed, in connection to the points:</p> <p>The positioning and size of the rooflights will generate an unnecessary glare to the users of the upper flat (5B) caused by the amount of glass on a sunny day and during nighttime, the location of such rooflights, especially the one next to the window sill, will generate an artificial light pollution for those looking out to the garden from the upper flat.</p> <p>I understand these being the reasons for the objection and therefore ask for the Local planning authorities committee, careful consideration on the matter.</p> <p>I will be happy to be contacted on (mobile number) for any further clarification.</p>

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Thanks in advance for your consideration.

Antonio Saffioti

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