



Mr Patrick Manfleet
Development Control
Planning and Public Protection
Camden Town Hall
Argyle Street
London
WC1H 8EQ

24th May 2017

BY EMAIL ONLY – Patrick.marfleet@camden.gov.uk

Dear Mr Manfleet,

1 – 6 Pratt Mews, London NW1 - Application No: 2016/7739/P

On behalf of my client, Formedge Limited, we hereby object to the creation of a roof terrace and insertion of a patio door into the north facing elevation of the residential and office development currently been constructed on the site above (hereinafter referred to as 'the Property')

My client owns 6a / 6b Pratt Street and 4 / 6 Pratt Street. Both properties share a significant boundary with the Property to the east and north respectively. Please see a site plan below showing my client's property ownerships outlined in blue and the Property in red.



Figure 1: Land Ownership Plan

4/6 and 6a Pratt Street are all Grade 2 listed residential buildings. 6b Pratt Street is a commercial property, which my client intends converting to a music and recording studio imminently. See listing information below for ease of reference:

CAMDEN

TQ2983NW PRATT STREET 798-1/77/1332 (South side) 14/05/74 Nos.4, 6, 6A AND 8-16 (Even) and attached railings

GV II

Terrace of 7 houses. C19 earlier, altered. Yellow stock brick, Nos 8-12, rusticated stucco ground floors, Nos 12 & 14 rendered upper floors. 3 storeys and basements. 2 windows each except No.14 with 1; No.16, 2-window return to Bayham Street. No.4, round-arched doorway with fanlight and panelled door. No.6, pointed Gothic doorway with double panelled doors; No.6A (being the remainder of the ground floor of No.6), C20 goods entrance. Nos 8-12, round-arched ground floor openings; doorways with fluted quarter columns carrying cornice-heads, radial patterned fanlights and panelled doors. Recessed sashes with margin lights. Nos 14 & 16, C20 shopfronts. Upper floors with gauged brick flat arches to recessed sashes, Nos 8 & 10, 1st floor casements; 1st floors with cast-iron balconies. Nos 14 & 16, C20 glazing. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: Nos 4 and 8-12, attached cast-iron railings with urn finials.

Figure 2: Listed Building Description – Pratt Street properties

As you know 1 – 6 Pratt Street benefits from an extant planning permission (2013/7739/P granted on 12th February 2015) for:

Demolition of existing building and erection of a 3 storey mixed use building including office (B1a) at ground floor level and 1 x 1 bedroom studio unit, 5 x 2-bedroom and 2 x 3-bedroom self-contained flats (Class C3) on upper floors.

We were the retained planning consultant for that application, as my client was the previous owner of the site prior to the purchase by the applicant. At pre application discussions and negotiations throughout the planning process, your Planning and Design and Conservation colleagues were very conscious of the sensitive siting of the listed buildings in terms of the location of the Property. The northern façade of the new building was purposely kept blank and free from any windows or roof terraces to protect the context of these listed buildings. My client is now very surprised and annoyed to find that an application to vary a condition has been submitted for a second level roof terrace and large patio door directly overlooking these listed buildings and his property at 6b Pratt Street.

We firmly believe that the positioning of a roof terrace and patio door on this elevation will have an adverse impact on the setting of the listed buildings at 4,6 and 6a Pratt Street and should be rejected outright.

We believe there will be a negative impact for the occupants in terms of overlooking and loss of amenity from the creation of a roof terrace and patio door in the new development. Habitable room windows are located directly facing the Property and one in particular is located in a very sensitive location on the second floor of 6 Pratt Street. See an image below with the window numbered 7.

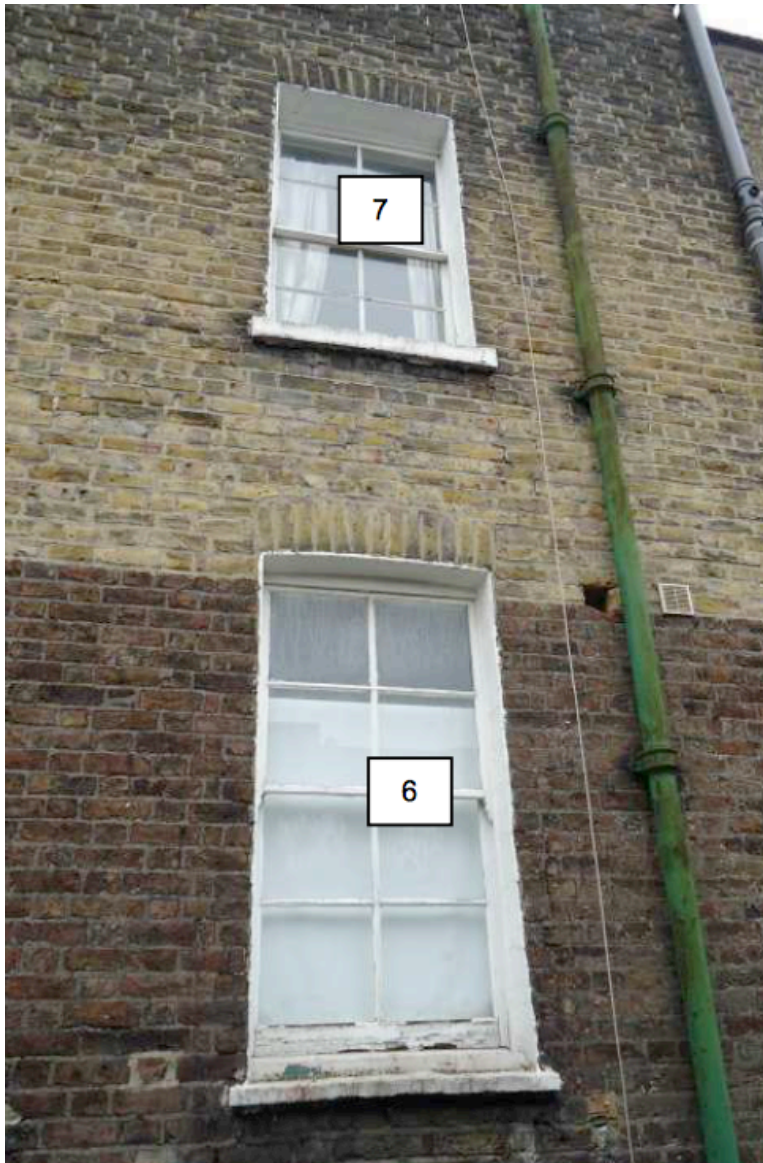


Figure 3: Rear elevation of 6 Pratt Street (Listed Building)

The second floor window is located marginally higher than the proposed roof terrace and within a distance of approximately 5 metres from the terrace. There will be views directly into this window from the roof terrace and patio door. The proposed privacy screen will not help mitigate the overlooking, because the window is located higher than the top of the screen. Regardless of this, the screen as proposed, has a negative impact on the outlook from my client's properties due its large and overbearing size and very close proximity. If it is made any higher, this impact will become worse, not only for the occupants of 4/6/6a Pratt Street but also for the occupants of the new apartment, Flat 5 in the Property.

See an image below which shows the proposed elevation of the new building at the Property and it highlights the very close proximity of the roof terrace and patio door to the habitable room window on the rear of 6 Pratt Street (circled in red).



Figure 4: Proposed Pratt Mews elevation with habitable room window circled in red on the rear of 6 Pratt Street (Listed Building) elevation.

This close proximity will not only create issues with overlooking and outlook but will also have a negative impact in terms of noise for the occupants of the listed buildings. The roof terrace will naturally be used for socialising, barbeques etc and this will create noise, smells and smoke that will all have a negative impact on the listed properties. There is also a habitable room window located at lower ground floor level of 4 Pratt Street which will also be sensitive to the noise impact of the roof terrace. My client intends to potentially convert these buildings back into family houses as they originally were and does not want to be restricted by using some of the currently non habitable, existing rear windows in his properties, as habitable rooms. It is very likely this will happen if the roof terrace and patio door are permitted.

In conclusion, we believe the application is contrary to policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of the London Borough of Camden Local Development Framework Development Policies and Camden Planning Guidance 6 and as such would cause demonstrable harm that would warrant refusal of this application.

I look forward to confirmation that you have received this letter at your earliest convenience. Should you have any queries please contact my office at michael@hanily.com

Yours sincerely,

HANILY MCGARRY PROPERTY MRICS, MRTPI