

Hazelton, Laura

Subject: FW: Objections to planning application 2017/2719/P 12 Smyrna Road, London, NW6 4LY

From: Oliver Berman [REDACTED]

Sent: 31 May 2017 10:04

To: [REDACTED]

Subject: Objections to planning application 2017/2719/P 12 Smyrna Road, London, NW6 4LY

Dear Laura,

I emailed objections to the above planning application via an online form over a week ago and they have not been posted online so I wanted to check that they had been received.

My objections are as follows:

I am the owner and resident of Flat 1 Smyrna Mansions and I would like to object to this application because it proposes siting a roof terrace approximately five metres from my flat which would be able to look down into my bedroom, shower, bathroom and kitchen and which would consequently have a very significant and unacceptable impact on my privacy.

I am also extremely concerned that there may be noise from the roof terrace which would disturb me, particularly at night.

Finally, I am concerned that a balustrade may impact on already poor light levels in my flat which were significantly reduced when the flats at 12 Smyrna Road were first built.

It should be noted that when the development of 12 Smyrna Road was approved, the Council made it a condition of acceptance that the windows overlooking Smyrna Mansions were made opaque in perpetuity to prevent occupants of 12 Smyrna Road from looking into the flats in Smyrna Mansions.

It should also be noted that Point 7 of the planning agreement letter from Camden states:

"The flat roofs of the scheme (including the green roofs) shall not be used as roof terraces and shall only be accessed for maintenance purposes.

"Reason: To prevent unreasonable overlooking of neighbouring properties and gardens in accordance with policies S1, S2 and SD6 of the London Borough of Camden's Replacement Unitary Development Plan 2006"

Any decision to permit a flat roof would therefore be seeking to overturn an existing decision by the Council.

I feel that the application makes misleading claims about the development having existing balconies which overlook other properties. To my knowledge, it has balconies which overlook the road and not roof terraces from which you can see directly into neighbouring properties.

I would be grateful if you could acknowledge receipt of these concerns.

Yours sincerely

Oliver Berman