6 Tavistock Place, London WC1H 9RD

[REDACTED]

21 May 2017

Emily Whittredge
Planning Solutions Team
London Borough of Camden 2nd Floor,
5 Pancras Square
c/o Town Hall
Judd Street
London WC1H 9JE

Dear Ms Whittredge

Planning application 2017/1918/P

I wish to object to this application.

I live immediately to the east of the applicant, in a ground floor flat with a small garden. The plans for the application conceal this. Enclosure A is page 4.2 from part 2 of the Design and Access Statement. My flat is outlined. There is actually floor to ceiling window and a garden door immediately beside 4 Tavistock Place, not a small window. The door opens onto a small terrace and there are then steps down into the garden.

Enclosure B shows the view from inside this flat, through the window. There is quite a long vista to neighbouring trees and buildings, with very little of 4 Tavistock Place visible. I have outlined red where 4 Tavistock Place can currently be seen – hardly at all.

The 2016 application (granted) would not have changed this view much. The extension into the garden of 4 Tavistock Place was at basement level and largely out of sight of this flat. This can be seen in enclosure C, page 4.2 of the 2016 Design and Access Statement.

The present application changes this. The building would now extend into the garden at ground floor level alongside my garden. You can see this in enclosure A again and also in enclosure D, page 4.3 from the current Design and Access Statement. I have shaded blue the extra wall height beside my garden. The view from my flat is reduced and people will be able to look into my flat or garden from the extension

roof, a terrace. The terrace will also be close to a window in flat 7 Tamar House, directly above me. Enclosure E is enclosure B again with the extension sketched in. Enclosure F shows the extension from the garden.

Camden's pre-planning advice, quoted in the application, was that 'the proposed lower ground floor extension would be largely concealed by the high walls and fences surrounding the rear garden. The development would not be readily visible from the public realm or adjoining properties and is considered to have an acceptable impact on the appearance of the host building and surrounding conservation area'. The conclusion about adjoining properties is incorrect.
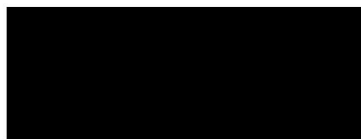
When application 2016/5179/P was considered last year. I objected on grounds of noise and nuisance (along with the rest of my neighbours in this block) but the actual design didn't worry me, provided I could be assured that the height of the garden wall would not increase. I sent this comment to your department on 19 November 2016: ....I ..have a comment about the wall between 4 and 6 Tavistock Place. The isometric views shown on page 4.3 of the Design and Access Statement show a step in the wall height, in both the 'as existing' and 'as proposed' drawings. But the wall at present does not have a step up beside the building and I do not want additional wall height which will keep light from my garden. I had made the same point in relation to a 2015 application as well.

The applicants should also know about these points. Last year residents of this block met the owner, architect and contractor for 4 Tavistock Place to discuss noise and nuisance and a proposed construction management plan. The meeting was in my flat, in the room which I have photographed.

To sum up - this application represents a serious loss of privacy and amenity for me and I ask that it should not be approved.

I note that the Bloomsbury Conservation Area Advisory Committee have also objected to this application 'for a large extension of the lower ground floor which looks far from "minor"' (objection dated May 5, 2017).
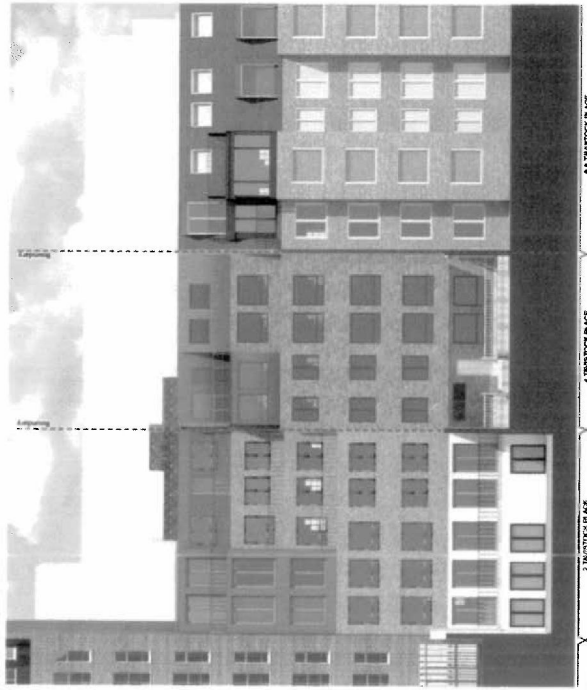
Yours sincerely

Diana Scarrott

EXISTING & PROPOSED REAR ELEVATION 4.2

6 Tavistock Place

Rear Elevation
As Proposed

Rear Elevation
As Existing

Ⓑ
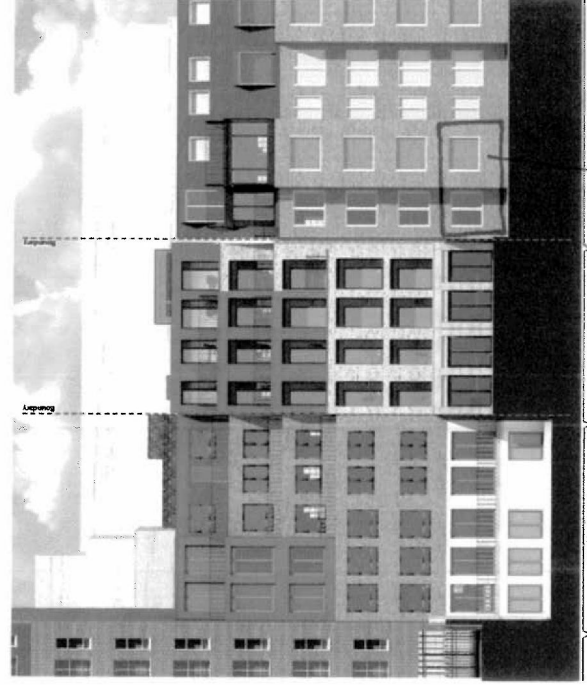
Back of
4 Tavistock
Place

EXISTING & PROPOSED REAR ELEVATION 4.2

Rear Elevation
As Proposed
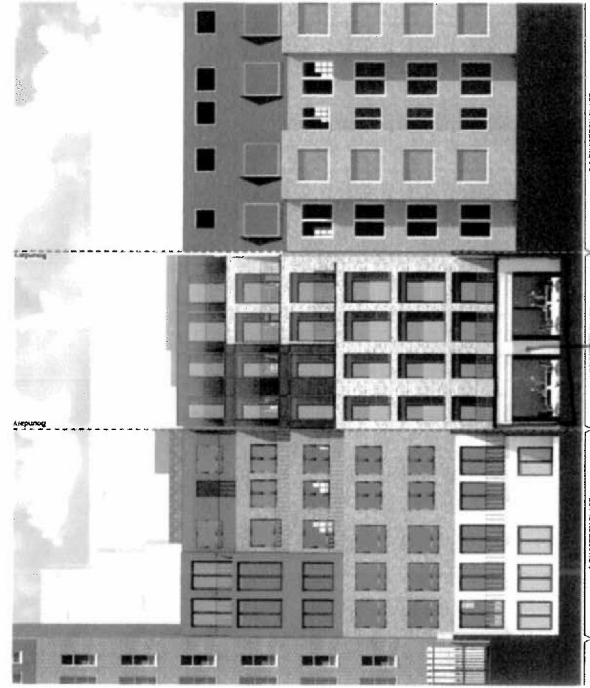
Rear Elevation
As Existing

Extension below ground
approved in 2016, not visible
from 6 Tavistock Place
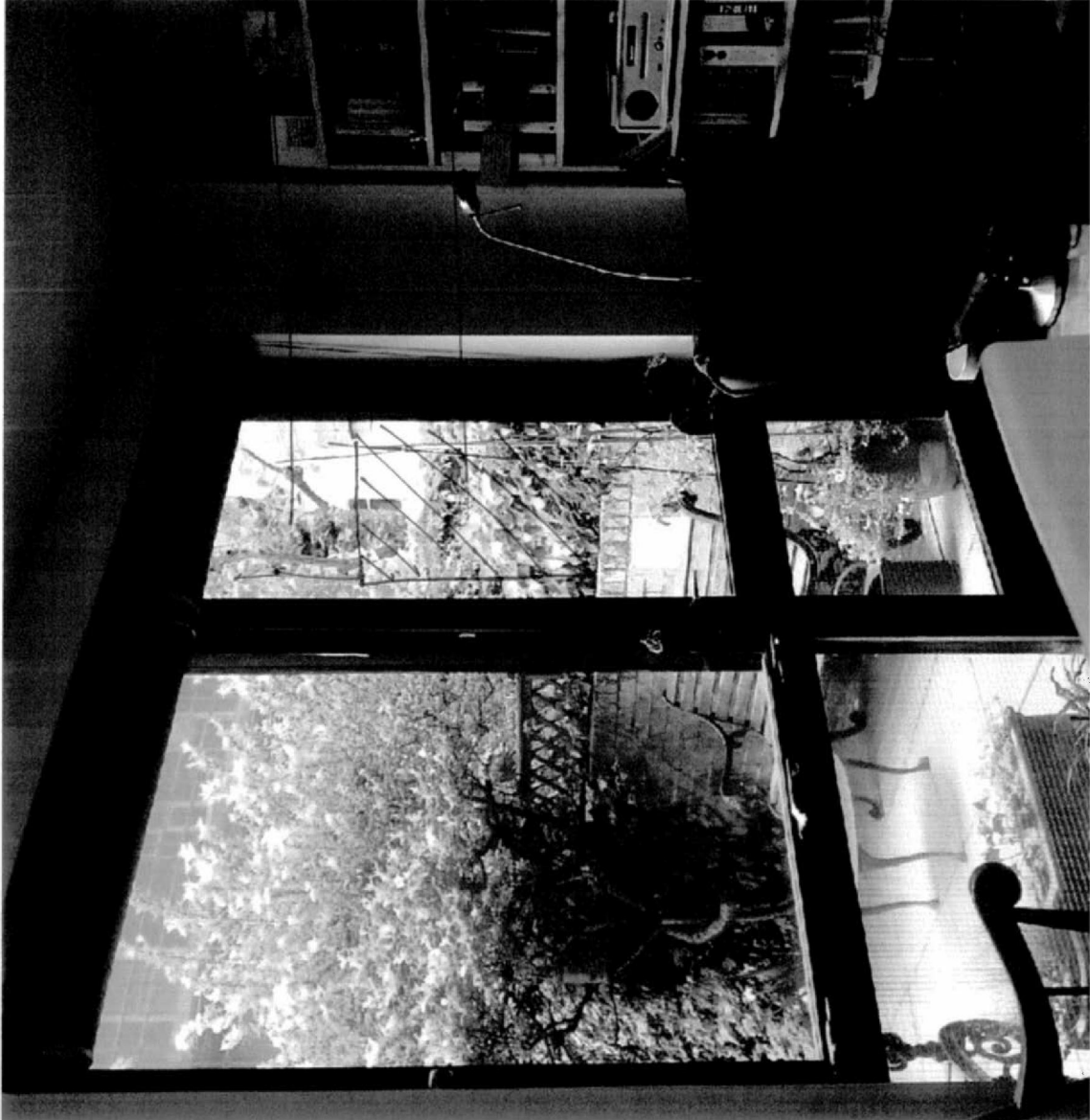
Isometric View |
As Proposed

Isometric View |
As Existing

additional wall beside garden st
6 Tavistock Place

Terrace rails

Bruch

E

(F)

Terrace
rails

Brick