

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3014/P	charlie martin	27 Marquis Road Marquis Road NW1 9UD NW1 9UD	28/06/2017 10:46:50	OBJ	

Dear Robert

We're writing to you hoping to dissuade you from granting planning permission for a roof terrace at 25 Marquis Road – planning application No 2017/3014/P.

We live next door at 27 Marquis Road. The neighbours at number 25 have just built a huge ground floor extension – as well as a large studio/shed. Unfortunately we were not on camden e-mail alerts so didn't learn about this until after planning permission had already been granted. If we'd known we'd have objected to the size of both buildings. Our consolation was that in their plans the neighbours said that they were going to put a sedum roof on top of their extension. (Planning application 2014/6861/P) (They make great play of it in both their design and access statement and their heritage statement. And it is outlined in detail (sedum mat, substrate, etc) on the architectural plans sent to us by the party wall chartered surveyors). Unfortunately we soon learnt that the neighbours had no intention of putting down a sedum roof and wanted to put up a roof terrace instead. We wrote to Fergus Freeney about this who was then in charge of the planning application but he told us that we couldn't really object until the building had been finished. (We can forward you the e-mail chain if you're interested)

Their extension still isn't finished but we have just received an e-mail alert telling us that the neighbours want to put a roof terrace on half the roof instead. Surely they have to carry out the work according to the planning permission they received - "for the avoidance of doubt and the interest of proper planning". We do also wonder whether, if this roof terrace had been part of their original planning application, they would have got planning permission for their extension at all. Is it really okay to bend the rules in this way? It feels like they're making a mockery of camden's planning regulations – particularly their green ones.

In their planning application the neighbours cite as a reason for building their roof terrace their lack of privacy due to our small section of raised decking on the first floor, accessible via the door in our kitchen. This is a temporary wooden structure and has always been there because the house, when we bought it over twenty years ago, was originally divided into two flats and the decking provided a sitting out area and stairs down into the shared garden.

In the over twenty years that we've lived in this house we've never had any complaints about privacy from a whole host of different neighbours who've lived at number 25 – until this year and these neighbours. The irony is that the neighbours themselves took down and removed our privacy trellis going down the stairs in order to build their extension and never replaced it. (We have photographs to show what it looked like before hand.) There was also a thick evergreen jasmine that was growing up the trellis that further obscured the view. Admittedly his was growing up from their side but they removed that too. Anyhow, at our own expense, we have now replaced the privacy trellis so we can't see into their room from the stairs. We have also bought an evergreen jasmine which will grow up the trellis in time. Because the

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					<p>neighbours objected to the rose that was growing up the trellis on our side but poking through to theirs we have also moved that over to our side of the trellis as well. If necessary we will put up a timber bells privacy screen as outlined in their planning proposal. The neighbours must have seen our bit of raised decking when they bought the house and it was their decision to put their bedroom where they have. We do hope that a privacy issue isn't reason enough to allow our neighbours to build a roof terrace. The truth is that the neighbours having a roof terrace will infringe on our privacy. Our piece of decking has always been a private place where we can sit out with just the roofs of our neighbours either side of us. Also because our piece of decking has been set back from the neighbours extensions it also means that there have been no over-looking issues. The neighbour's proposed decking will really overlook our garden and more particularly the garden of our neighbour, Mrs Brennon, at number 23 who is elderly and though we've told her about the proposed roof terrace may not, for various reasons, be able to make any objections.</p> <p>Also it is mentioned in the planning application that there are other roof terraces in Marquis Road. We have never, in twenty years, seen anyone sitting out on one. And we're not sure if our structure even qualifies as a roof terrace. It's basically a bit of decking on stilts. The structure at 25 is permanent and much larger – and as such, has the potential to overlook neighbouring gardens and affect privacy</p> <p>It may be of no relevance but we, ourselves, are building a shed in our garden with a green roof. We have had to go through a lot of detail with the planners about what substrate we intend to use, how thick it is, what planting we are going to use, how we are going to tend it etc. Camden council have been very serious, and rightly so, that we should do it properly. That anything we build should be in accordance with policies CS13, CS15, and CS16 of the London Borough of Camden etc. etc. Surely Camden should be equally serious about the green roof on the extension at number 25. Or is it one rule for some and another rule for others?</p> <p>The reason that the neighbours gave their architect for not building the green roof that was on their planning application was that they had run out of money. And yet it seems that they now have enough money to build a roof terrace and a tiny bit of green roof. At present their proposed roof terrace can only be accessed through their windows. Is their next step going to be to apply for planning permission to put a door out onto their roof terrace? It seems that if you allow one planning permission to be ignored then you are on a slippery slope.</p> <p>Through the extensive work that has taken place at 25 Marquis Road, we have already experienced a considerable loss of light and the feeling of being walled in. The studio they have built in their garden threw the patio at the end of our garden into complete shade which meant we have had to extend our own shed.</p> <p>The owners at 25 Marquis Road bought their property in 2014. They were obviously aware of the layout of our house with the deck and chose to use the room next to the deck as their</p>

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bedroom. They never raised the issue of privacy, until this year when, as described above, the work on their own extension caused the loss of trellising and dense foliage. It seems extraordinary that they are basing this planning application on a lack of privacy that was caused by their own building work. We are happy to ensure that the privacy issue is resolved - but do not believe that this should lead to the establishment of a roof terrace on a large, permanent structure and we request that you'll deny our neighbours planning permission for their roof terrace.

Yours

Charlie Martin and Fran Robertson
