

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1750/P	David Keane	4 Iverson Road NW6 2HE	04/07/2017 11:48:22	COMMNT	<p>I David Keane owner of 4 Iverson Road, Miss Jineun Seol &amp; Miss Kyurim You of Flat A, Ms Ferrah of Flat B and Mr &amp; Mrs Mohammed Ricki of Flat E all object to the formation of outside terraces on the first and second floors of this planning application.</p> <p>These two proposed rear terraces would be overlooking the rear homes and gardens to the south side properties from No.2 up to No.50 Iverson Road.</p> <p>In my own property at 4 Iverson Road, Miss Seol &amp; Miss You's in Flat A would have their garden and a bedroom being directly overlooked. In Flat B Ms Ferrah's family and her two young children would have a bedroom overlooked. In Flat E Mr and Mrs Ricki's and their two young children also have another bedroom that would be overlooked. All of us are of the same opinion that we do not wish these proposed outside terraces being erected approximately fifteen metres away from us.</p> <p>Therefore, as the requirements set out by Ms Anna Roe in her letter to Mr Thorne dated 1 March 2017, this planning application does fail on the reasons that are set out in Camden Planning Guidance 1 Design Paragraph 5.25 which are as follows:</p> <ul style="list-style-type: none"> <li>• Any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground.</li> <li>• It should not result in overlooking of habitable rooms of adjacent properties.</li> </ul> <p>Furthermore, I am also confused at the relationship of the Proposed Elevation &amp; Section Drawing Number CW-0030-A-217, with regard to the main staircase for access into the doorway of the additions and terraces due too: -</p> <ol style="list-style-type: none"> <li>1) There is no access to the second-floor level rear addition terrace from the main staircase.</li> <li>2) On the second floor, I assume that there is a short staircase within the first-floor rear addition room so as to provide access to the terrace, which restricts the floor area of the room.</li> </ol> <p>It appears from the drawings that have been presented that there is little consideration been given for access from the main staircase to the new rear terraces. This is of a concern as the open terraces could be used for commercial use at a later date.</p> <p>At present the noise within the ground floor of this property is the Ironworks restaurant/bar which also has live music is confined to within a closed environment. By approval of this planning application access to the outside terraces could be gained by forming a new internal staircase directly from the ground floor of the Ironworks.</p> <p>If roof terraces were created the Ironworks could allow their customers to overlook the rear of twenty-five terraced properties and gardens to the south side of Iverson Road. This would of course also bring unacceptable noise levels too.</p> <p>Last year a Planning Application by the BrondesAge at 328 Kilburn High Road was submitted for a first-floor extension and creation of a roof terrace bar to be used in connection with the ground floor mixed restaurant/bar use. This was correctly refused by Camden on the 11 April 2016.</p> <p>One last point I note from Ms Roe's letter that the installation of x2 air conditioning units at the first-floor level above existing ground floor rear extension (retrospective) was refused on the 11/03/2016. However, these air conditioning units have not been removed and are extremely noisy. I would therefore be grateful if you can please advise how Camden can ensure that they are removed as soon as possible.</p>

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I therefore trust that you will take all our views and concerns in 4 Iverson Road into consideration and refuse this planning application.

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