

Gentet, Matthias

From: Philip Wilson [REDACTED]
Sent: 17 September 2017 12:43
To: Planning
Subject: Objections to Planning Application 2017/4526/P

Dear Sir/Madam,

From the perspective of number 5 Aldred Road please can Camden Council Planning Committee take the following points into account when reviewing proposed plans for number 4 Aldred Road (2017/4526/P). Please can you also confirm receipt of this e-mail and upload to the planning website:

1. Loss of light:

- the new lower ground extension wall will extend 1500mm beyond #5's existing backwall to the immediate exterior of #5 kitchen; this is the direction from which the sun first appears. Incidentally, the 'rear elevation' drawings for existing and proposed show an incorrect representation of #5 in that there is actually no rear extension or sloping roof at lower ground level
- the entire rear garden of #5 will be overshadowed by the 1st floor extension which is to extend 6000mm out from the current 1st floor backwall, to within only 1750mm of the existing lower ground backwall, the space currently occupied by a low, non-intrusive, sloping roof. This will further block natural light to #5 rear garden and delay the appearance of the sun as it progresses from east to west.

2. Loss of privacy:

- the plans show two additional windows to the rear elevation of #4 at the 1st floor extension level. Both windows would overlook the rear garden of #5 reducing privacy and seclusion
- from the 'Rear Elevation as Proposed' and 'Second Floor Plan Proposed' drawings it is not clear whether access to the roof of the 1st floor extension is permitted. If access was possible, this would be a direct invasion of privacy as the view from this level would provide a direct line of vision into a bedroom.

3. Disproportionate massing and visual impact:

- the vertical "proposed extension" line for the 1st floor extension shown in the 'Cross Section AA as Proposed' plan appears to be oversized compared to other floor to roof spaces and would not be in accordance with the properties from either side and possibly the entire row of houses
- the drawings show that two separate levels of roofing will be visible from the entrance level floor windows: a roof with skylight in main lower ground extension and a flat metallic roof above the bay window extension. This will be considered unsightly
- there will also be a detrimental visual impact from the 2nd floor (loft extension) of #5 as the 1st floor extension (as mentioned above) appears to extend up to the base level of #5 loft windows. Also a total of four levels of various roofing will be visible from these windows.

4. Form 'Application for Planning Permission' – Section 14. Existing Use:

- in this section it has been declared that a proposed use for the property will be particularly vulnerable to contamination. Please can you ensure the vulnerable activity is made public as any change of use within the property should be subject to comment. At the time of writing, the required Contamination Assessment has not been submitted to the planning website.

5. Builder's Skips:

- request that skips used for removing materials from site are placed directly outside the property being developed, not intruding on the space outside #5 as unsightly fly-tipping around skips has been experienced with previous developments in the street
- skip removals and replacements to occur between the hours for normal permitted building works as this activity generates as much noise pollution as the building itself. On several occasions recently in Aldred Road skips have been replaced in the early hours, e.g 05:15 hrs on Friday 4th August 2017.

Thank you in advance for your considerations.

Kind regards,

Mr P Wilson

5, Aldred Road,
London,
NW6 1AN